United States Court of Appeals

for the Second Circuit

EXHIBITS

75-7061

UNITED STATES COURT OF APPEALS

B

for the

SECOND CIRCUIT

TRINITY EPISCOPAL SCHOOL CORPORATION and TRINITY HOUSING COMPANY, INC.,

Plaintiffs-Appellants,

ROLAND H. HARLEN, ALVIN C. HUDGINS and CONTINUE,

Intervening Plaintiffs-Appellants,

v.

GEORGE ROMNEY, SECRETARY OF DEPT. OF HOUSING AND URBAN DEVELOPMENT, S. WILLIAM GREEN, REGIONAL ADMINISTRATOR, DEPT. OF HOUSING AND URBAN DEVELOPMENT, U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT, CHARLES URSTADT, COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL, N.Y. STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL, THE STATE OF NEW YORK, JOHN V. LINDSAY, ALBERT A. WALSH, HOUSING AND DEVELOPMENT ADMINISTRATION OF THE CITY OF NEW YORK, THE CITY PLANNING COMMISSION OF THE CITY OF NEW YORK, DONALD H. ELLIOTT, WALTER MCQUADR, IVAN MICHAEL, GERALD L. COLEMAN, CHESTER RAFKIN, MARTIN GALLENT, ABRAHAM D. BEAME, SANFORD D. GARELIK, PERCY E. SUTTON, ROBERT ABRAMS, SEBASTIAN LEONE, SIDNEY LEVISS, ROBERT T. CONNER and THE CITY OF NEW YORK,

Defendants-Appellees,

STRYCKER'S BAY NEIGHBORHOOD COUNCIL INC.,

Intervening Defendant-Appellee.

EXHIBITS

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DEMOV, MORRIS, LEVIN & SHEIN
Attorneys for Plaintiffs Appellants and Intervening Plaintiffs-Appellants
40 West 57th Street
New York, New York 10019
757-5050

VOLUME #4

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December 14 1972

Margaret M. Myerson
Director of Operations

B

Jed Abrams
Multi-family Housing Representative

NY 5-192(West Side Urban Renewal Area:Site 30)

The attached documentation was used in evaluating the project selection criteria for the above mentioned project.

a. FHA Form No. 3165(Exhibit 1).
b. Evaluation of Low-Rent Application(Exhibit 2).
c. Statement of Policy on scattered site housing in New York City(Exhibit 3).
d. Memo to Mr. Schiffman from Mr. Fleming in reference to planning interpretation on project selection criteria(Exhibit 4).
e. New York Times article dated 3/16/72:analysis of 1970 census figures(Exhibit 5).
f. Equal Opportunity review of site dated 4/17/72(Exhibit 6).
g. A-95 review of project dated 8/27/72(Exhibit 7).
h. Letter from Mr. Redlich to Mr. Walsh(HDA) indicating proper procedure followed in changing Site 30 to low-income site(Exhibit 8).
i. Memo from HUD(Legal) to Mr. Maylott(Area Director) subject: plan change for Site 30(Exhibit 9).
j. Letter to Mr. Maylott from Mr. Walsh(HDA) submitting data for approving Site 30(Exhibit 10).
k. Letters from CONTINUE opposing Site 30(Exhibit 11).
l. Memo re: West Side Urban Renewal Area:Trinity School prepared by Demov and Morris and attachment on "A Critical Study of West Side Urban Renewal Project NYR-43(Exhibit 12).
m. Letter from HUD Area Director in Baltimore Re:project selection criteria (Exhibit 13).
n. Census tract information on West Side Urban Renewal Area(Exhibit 14).

Jed Abrams
Multi-family Housing Represents

cc: Abrams
Schiffman
Myerson

Abrams Schiffman

E-866

VALUATION OF REQUESTS FOR PRIORITY REGISTRATION, EARLY FEASIBILITY, ESERVATION OF CONTRACT AUTHORITY (SECTION 235(i), RENT SUPPLEMENT, ECTION 236) OR EVALUATION OF APPLICATION FOR LOW-RENT PUBLIC HOUSING

FOR CENTRAL OFFICE USE ONLY
State
County
City/Town

A OR INSURING OFFICE: New York Area Office
REGION CODE: 02
OFFICE CODE: 36
PROJECT IDENTIFICATION NUMBER: NY 5-192

LICANT: (Name and Address)
New York City Housing Authority
250 Broadway
New York, New York

TYPE OF REQUEST
1 ☐ PRIORITY REGISTRATION
2 ☐ EARLY FEASIBILITY
3 ☐ RESERV. OF CONTRACT AUTH.
4 ☒ APPLICA. FOR PUBLIC HOUSING

DATE OF INITIAL APPLICATION: 10/1/72
1 ☐ REVISED APPLICATIO
2 ☐ REV. EVALUA

CENSUS TRACT (Where available)

VISION/PROJECT NAME AND STREET ADDRESS
West Side Urban Renewal Area: Site 30
West 91St. and Columbus Ave.

STATE: New York
COUNTY: New York
CITY/TOWN: New York

PROGRAM:
☐ 235(i) 20 ☐ 221 (d)(3) RENT SUP. 30 ☐ 236
21 ☒ LRPH 31 ☐ 236 RENT SUPPLEMENT

1 ☐ ELDERLY OR HANDICAPPED PROJECT

SPONSORSHIP:
1 ☒ PROFIT
2 ☐ NONPROFIT
3 ☐ LIMITED DIVIDEND
4 ☐ PUBLIC
5 ☐ COOPERATIVE

E OF PLACE (Check all applicable codes)
SMSA:
☐ CENTRAL CITY
1 ☒ CORE
2 ☐ OTHER
☐ REMAINDER
☐ NON SMSA:
21 ☐ COMMUNITY OVER 25,000
22 ☐ 10,000 TO 25,000
23 ☐ UNDER 10,000 OR RURAL

NUMBER OF UNITS
TOTAL 160
0-BEDROOM 16
1-BEDROOM 56
2-BEDROOMS 56
3-BEDROOMS 24
4 OR MORE BEDROOMS 8

TYPE OF STRUCTURE
1 ☐ DETACHED OR SEMI-DETACHED
2 ☐ ROW OR TOWNHOUSE
3 ☐ WALK-UP
4 ☒ ELEVATOR

NEIGHBORHOOD (Check all applicable)
1 ☐ MODEL CITY
2 ☐ NEIGHBORHOOD DEVELOPMENT PROGRAM
1 ☐ CODE ENFORCEMENT
2 ☒ URBAN RENEWAL PROJECT NO. R-43
1 ☒ RACIALLY MIXED AREA
2 ☐ MINORITY CONCENTRATION
1 ☐ BLIGHTED AREA

SUMMARY OF RATINGS
(Check Appropriate Boxes After Each Criterion Has Been Evaluated)

CRITERION	SUPERIOR – (Para. A) SUB-PARAGRAPH (1) CODE 1	(2) CODE 2	(3) CODE 4	ADEQUATE – (Para. B) SUB-PARAGRAPH (1) CODE 1	(2) CODE 2	(3) CODE 4	(4) CODE 8	POOR – (Para. C) SUB-PARAGRAPH (1) CODE 1	(2) CODE 2	(3) CODE 4	(4) CODE 8
1 Need for Lower(er) Income Housing	X										
2 Minority Housing Opportunities				X							
3 Improved Location							X				
4 Orderly Growth and Development	X										
5 Physical Environment	X										
6 Ability to Perform	X										
7 Minority Empl. and Bus. Oppor.	X										
8 Sound Housing Management		X									

PRIORITY GROUP

CHECK ONLY ONE BOX SHOWN BELOW REPRESENTING THE TOTAL NUMBER OF RATINGS ASSIGNED ON THE FORM, OR DISAPPROVAL. A SUPERIOR OR ADEQUATE RATING IS REQUIRED FOR ALL CRITERIA

SECTION 235(i)*

Ratings

Priority Group	Superior	Adequate	Poor
☐	7	0	0
☐	6	1	0
☐	5	2	0
☐	4	3	0
☐	3	4	0
☐	2	5	0
☐	1	6	0
☐	0	7	0

☐ DISAPPROVAL. A poor rating on any criterion.

*Criteria #8 (Management) is not applicable to Section 235

RENT SUPPLEMENT, SECTION 236 OR LOW-RENT PUBLIC HOUSING

Ratings

Priority Group	Superior	Adequate	Poor
1. ☐	8	0	0
2. ☐	7	1	0
3. ☒	6	2	0
4. ☐	5	3	0
5. ☐	4	4	0
6. ☐	3	5	0
7. ☐	2	6	0
8. ☐	1	7	0
9. ☐	0	8	0

0. ☐ DISAPPROVAL. A poor rating on any criterion.

Proposals shall be evaluated when received and shall not be stockpiled unreasonably. After rating has been assigned proposals in group 1 shall be funded ahead of those in priority group 2, proposals in group 2 shall be funded ahead of those [illegible] processed in order of [illegible] not processed.

unded. Project likely to be funded ☒ Yes ☐ No. If "Yes," within 3 months.

ation Prepared by:

Multi-family Housing Representative

Date

Date

E-867

[illegible] in existing projects of [illegible] or more dwelling units (25 or more in the case of public housing acquisition or leasing), the Area or Insuring Office shall utilize the following Project Selection Criteria. Enter a brief explanation on the lines provided of the way in which the proposal satisfies each applicable consideration, so that the factual basis for the evaluation and rating assigned is clear. Attach supporting documentation and extra sheet(s), if necessary for a complete explanation. Evaluate each criterion by checking the appropriate box – Superior, Adequate, or Poor.

Final feasibility approval is dependent upon satisfying all statutory and administrative requirements which are a normal part of processing. Rehabilitation projects, Indian Reservation Housing, Section 235 existing housing, public housing acquisition or leasing of existing housing of fewer than 25 units not requiring rehabilitation, and proposed construction project of fewer than five (5) dwelling units are excluded.

1. NEED FOR LOW(ER) INCOME HOUSING ☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objective:

To identify the proposed projects which will best serve the most urgent unmet needs for housing for low(er) income households.

(A) A superior rating shall be given to a proposed project:

☒ (1) which responds well to the most urgent housing needs of low(er) income households in the market area in terms of number of bedrooms and structure type; or,

☐ (2) as to which there is documented evidence that the housing is needed as a relocation resource to serve families displaced or to be displaced by governmental action, including families or individuals being displaced by the proposed project, and that the applicant will give preference to those so displaced.

☐ (B) An adequate rating shall be given to a proposed project which responds to housing needs of low(er) income households in the market area in terms of number of bedrooms and structure type.

(C) A poor rating shall be given to a proposed project which:

☐ (1) does not respond to housing needs of low(er) income households in the market area; or,

☐ (2) duplicates or competes unreasonably with other subsidized or comparably-priced, standard unsubsidized housing projects in the same locality in such a way as to overbuild the market.

Justification:

The New York City Housing Authority has a waiting list of over 125,000 eligible families for different bedroom sized apartments. The project will provide various bedroom sized apartments for some of the eligible families thereby helping to alleviate this waiting list.

☐ (Check box if additional justification is attached.)

☐ SUPERIOR ☒ ADEQUATE ☐ POOR

2. MINORITY HOUSING OPPORTUNITIES

Objectives:

To provide minority families with opportunities for housing in a wide range of locations.

To open up nonsegregated housing opportunities that will contribute to decreasing the effects of past housing discrimination.

(A) A superior rating shall be given if the proposed project will be located:

☐ (1) so that, within the housing market area, it will provide opportunities for minorities for housing outside existing areas of minority concentration and outside areas which are already substantially racially mixed; or,

☐ (2) in an area of minority concentration, but the area is part of an official State or local agency development plan, and sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration.

(B) An adequate rating shall be given if the proposed project will be located:

☐ (1) outside an area of minority concentration, but the area is racially mixed, and the proposed project will not cause a significant increase in the proportion of minority to non-minority residents in the area; or,

☐ (2) in an area of minority concentration and sufficient, comparable opportunities exist for housing for minorities families, in the income range to be served by the proposed project, outside areas of minority concentration, or,

☐ (3) in an area of minority concentration, but is necessary to meet overriding housing needs which cannot feasibly be met in that housing market area (An "overriding need" may not serve as the basis for an "adequate" rating if the only reason the need cannot otherwise feasibly be met is that discrimination on the basis of race, color or national origin renders sites outside areas of minority concentration

(4) in a housing market area with few or no minority group residents.

All "superior" and "adequate" ratings shall be accompanied by documented findings based upon relevant racial, socio-economic and other data and information.

(C) A poor rating shall be given if the proposed project does not satisfy any of the above conditions, e.g., will cause a significant increase in the proportion of minority residents in an area which is not one of minority concentration, but which is racially mixed.

Justification:

The West Side Urban Renewal Area is being built up to become a racially and economically mixed area. The housing will provide opportunities for minorities to move into a racially mixed area. The housing will be a resource for families to move out of "ghetto" areas.

(Check if additional justification is attached.)

3. IMPROVED LOCATION FOR LOW(ER) INCOME FAMILIES ☐ SUPERIOR ☒ ADEQUATE ☐ POOR

Objectives:

To avoid concentrating subsidized housing in any one section of a metropolitan area or town.

To provide low(er) income households with opportunities for housing in a wide range of locations.

To locate subsidized housing in sections containing facilities and services that are typical of those found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value.

To locate subsidized housing in areas reasonably accessible to job opportunities.

(A) A superior rating shall be given if the proposed project:

(1) will be located in a section (consisting of the project neighborhood and contiguous neighborhoods) that contains little or no federally-subsidized housing and (a) the proposed project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to or better than those typically found in neighborhoods consisting largely of standard, unsubsidized housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is considered excellent for such families in the metropolitan area or town. (While it is important that elderly housing not be totally isolated from all employment opportunities, for such projects the requirements of (b) above need not be adhered to rigidly); or,

(2) is part of a New Community Development Plan approved under Title VII of the Housing and Urban Development Act of 1970.

(B) An adequate rating shall be given to a proposed project which will be located:

(1) in a section already containing federally-subsidized housing if, with the addition of the proposed housing, the resulting number of federally-subsidized units will not establish the character of the section as one of subsidized housing and the housing will provide an expanded range of housing opportunity for low(er) income families; or,

(2) in an undeveloped area, but the scale of the project will not be such that it establishes the character of the section as one of subsidized housing;

(3) and, in the event of either (1) or (2): (a) the project is, or will be by the occupancy date or very shortly thereafter, accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal services that are equivalent to those typically found in neighborhoods consisting largely of unsubsidized standard housing of a similar market value, and (b) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers is reasonable for such families in the metropolitan area or town. (While it is important that elderly housing not be totally isolated from all employment opportunities, for such projects the requirements of (b) above need not be adhered to rigidly); or,

(4) in an Urban Renewal or Model Cities area and such housing is required to fulfill, respectively, the Urban Renewal Plan or the Comprehensive City Demonstration Program.

(C) A poor rating shall be given if:

(1) the proposed project will be located in a section characterized as one of subsidized housing; or,

(2) the proposed project will establish the character of the section as one of subsidized housing; or,

(3) [illegible] (a) [illegible] project; or (b) although accessible to the project, are inferior to those generally found in neighborhoods consisting largely of standard [illegible] subsidized housing of a similar market [illegible]; or

☐ (4) travel time and cost via public transportation or private auto from the neighborhood to employment providing a range of jobs for low(er) income workers will be appreciably greater than that usually required in the metropolitan area or town.

Justification:

The project is located in the West Side Urban Renewal Area.

☐ *(Check if additional justification is attached.)*

4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT ☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objectives:

To assure that the proposed development is consistent with principles of orderly growth and development.

To prevent urban sprawl and the premature development or over-development of land before supporting facilities are available.

To develop housing consistent with officially approved State or multi-jurisdictional plans.

To encourage formulation of area-wide plans which include a housing element relative to needs and goals for low- and moderate-income housing as well as balanced production throughout a metropolitan area.

(A) A superior rating shall be given if the proposed project:

☒ (1) will be consistent with the housing element of a local, officially-approved land use or other development plan which is consistent with metropolitan or regional plans (zoning alone does not constitute an officially-approved land use or other development plan); or,

☐ (2) will be located in and be consistent with plans for a neighborhood that is undergoing improvement via Urban Renewal, Model Cities, New Communities or other similar Federal, State, or local development programs; or,

☐ (3) is consistent with a policy adopted by a State housing or metropolitan area-wide development agency or the local governing body (especially where this policy implements a multi-jurisdictional approach) for providing for and dispersing housing for low- and moderate-income families.

(B) An adequate rating shall be given if the proposed project:

☐ (1) is consistent with a local, officially-approved land use or development plan; or,

☐ (2) is consistent with sound growth patterns, although located in a community that does not have officially-approved land use or other development plans.

(C) A poor rating shall be given if the proposed project:

☐ (1) does not satisfy any of the above conditions; or,

☐ (2) is contrary to sound growth patterns.

Justification:

The project is consistent with the Urban Renewal plan and the City's land use plan for the area. The project is consistent with the City's scattered site policy and its plan for the development of the West Side Urban Renewal Area.

☐ *(Check if additional justification is attached.)*

5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT

☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objectives:

To provide an attractive and well planned physical environment.

To prevent any adverse impact on the environment resulting from construction of the proposed housing.

To avoid [illegible] in the course of an [illegible]

E-882

E-870

(A) A superior rating shall be given if the proposed housing will:

(1) embody outstanding land use planning and excellent architectural treatment, and

(2) be free from adverse environmental conditions, natural or man-made, such as instability, flooding, septic tank backups, sewage hazards, or mudslide; harmful air pollution, smoke or dust; excessive noise, vibration, or vehicular traffic; unsanitary rodent or vermin infestation; or dangerous fire hazards; and,

(3) not, considering both long-term and short-term effects, impact or impair ecologically valuable or significant natural areas, such as wildlife areas, ground water or surface water areas, and parklands, or significant historical or archeological areas.

☐ (B) An adequate rating shall be given if the proposed project will:

(1) embody sound land use planning and good architectural treatment, and

(2) be free from adverse environmental conditions that cannot be corrected; and

(3) not have an unreasonably adverse impact on the environment.

(C) A poor rating shall be given if the proposed project will:

☐ (1) embody poor land use planning or poor architectural treatment; or,

☐ (2) be subject to serious environmental conditions which cannot be corrected; or,

☐ (3) will substantially or unreasonably disrupt the environment or ecologically valuable or unique natural areas.

Justification:

The project will provide sound housing in the urban renewal area. The Authority will provide sound architectural design and will be in accordance with the urban renewal plan. The Housing Authority will abide by F.H.A. minimum property standards. There are no adverse environmental conditions in the area. There are no ecological or significant natural areas or historical or archeological areas involved in the construction of this project.

☐ *(Check if additional justification is attached.)*

6. ABILITY TO PERFORM ☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objectives:

To produce housing promptly and to provide quality housing at a reasonable cost, taking into account Equal Opportunity guidelines and requirements.

☐ (A) A superior rating shall be given if the applicant, his staff, or other personnel which he will utilize (including contractors, sub-contractors, architects, consultants, etc.), and help he will receive, considered together, have

demonstrated good ability in past performance (in either subsidized, unsubsidized, conventionally-financed developments or related fields), based on each of the following considerations: (a) ability to perform well within program target dates; (b) high quality of housing produced; (c) ability to produce housing at a cost at or below similar units of comparable quality; (d) compliance with Equal Opportunity guidelines and requirements.

☐ (B) An adequate rating shall be given if the applicant, his staff, or other personnel which he will utilize, (including contractors, sub-contractors, architects, consultants, etc.), and help he will receive, considered together have demonstrated an acceptable ability in past performance (in either subsidized, unsubsidized, conventionally-financed developments or related fields), based on each of the following considerations: (a) ability to meet program target dates; (b) good quality of housing produced; (c) ability to produce housing at a cost equivalent to that of similar units of comparable quality; (d) compliance with Equal Opportunity guidelines and requirements. In the case of an applicant without previous experience in housing or related fields or an LHA with no units under management, an adequate rating will be given if there is no demonstrable reason to believe that it will be unable to meet the above conditions.

(C) A poor rating shall be given to any proposal which does not meet the above conditions.

Justification:

The developer has indicated that he has the ability to begin construction shortly after the project application is approved. The project will be within the prescribed prototype cost. The developer and the Housing Authority will comply with Equal Opportunity [illegible].

(Attach additional justification as appropriate.)

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7. PROJECT POTENTIAL FOR CREATING MINORITY EMPLOYMENT AND BUSINESS OPPORTUNITIES

☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objectives:

To encourage housing proposals which will generate job opportunities for minority workers.

To provide opportunities for business concerns owned in substantial part by minority persons.

☒ (A) A superior rating will be given if the proposal shows good potential, based on the applicant's stated, specific goals, hiring time-tables, and past performance, if any, for:

(1) providing training and/or employment for minority persons; and

(2) utilizing business concerns (including but not limited to the prime contractor) owned, controlled or managed in substantial part by minority persons. This potential may include training, employment and business opportunities in all phases of development, including but not limited to planning, site development, building, maintenance, and management.

(B) An adequate rating will be given if:

☐ (1) the proposal has good potential, based on the above factors, for satisfying either of the two conditions set forth for a "superior" rating; or,

☐ (2) the housing market area has no minority population or the area from which labor could feasibly be recruited and business concerns feasibly contracted has a minority population so low that it would be impossible for the applicant to achieve a "superior" or "adequate" rating.

☐ (C) A poor rating shall be given to a proposal which shows poor or no potential for satisfying any of the above conditions.

Justification:

The Housing Authority requires by Executive Order training in the construction trades for minority personnel. The Authority through special career ladder programs hires minorities in the various fields such as in maintenance. The Authority secures local contractors for various types of work as in glass replacement, painting, etc.. The Housing Authority through the New York Plan hires minority employees.

☐ *(Check if additional justification is attached.)*

8. PROVISION FOR SOUND HOUSING MANAGEMENT *(Not applicable to Section 235)*

☒ SUPERIOR ☐ ADEQUATE ☐ POOR

Objectives:

[illegible] well-managed and well-maintained projects so as to significantly increase their

potential for successful, long-term operation and to foster good relations between tenants and management and the surrounding community.

(A) A superior rating shall be given to a proposed project which:

☐ (1) if submitted under the Section 236 or Rent Supplement programs (a) includes a management plan (based on "Management Plan Requirements"), which significantly exceeds present HUD requirements and guidelines in terms of the quality of management proposed and the services to be provided; and (b) has a sponsor and, if applicable, management agent which have demonstrated, through past performance, superior: maintenance policies, financial stability, tenant-management relations, and overall management practices (with due consideration for past performance in regard to avoiding defaults, need for mortgage payment relief or other significant problems); or,

☒ (2) if submitted by a Local Housing Authority, the Authority has demonstrated superior: maintenance policies, financial stability, tenant-management relations and overall management practices.

(B) An adequate rating shall be given to a proposed project which:

☐ (1) if submitted under the Section 236 or Rent Supplement programs, (a) includes a management plan (based on "Management Plan Requirements"), which meets current HUD requirements and guidelines in terms of the quality of management proposed and the services to be provided; and (b) has a sponsor and, if applicable, management agent which have demonstrated their ability or show potential for meeting project management requirements; or,

☐ (2) if submitted by a Local Housing Authority, (a) the Authority has demonstrated by its past performance adequate maintenance policies, financial stability, tenant-management relations and overall management policies; or,

☐ (3) if submitted by a Local Housing Authority with no units under management, the Authority demonstrates the potential to meet project management requirements.

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-7-

☐ (C) A poor rating shall be given to any proposed project which does not meet any of the above requirements.

Justification:

The New York City Housing Authority maintains a superior management staff. The Authority has a superior maintenance staff and maintains a maintenance staff in each project. Each project has a management office which provides assistance and aid to the residents of the projects. The management staff practices superior tenant-management relations and involves the project residents in management functions.

☐ *(Check if additional justification is attached.)*

Additional Comments *(identify criteria by number)*

E.O. concurs with items 2, 3, 6 & 7 EMS Coordinator - E.O. Specialist DHUD/NYAO

HM concurs with items

[illegible] concurs with exception to item 1. [illegible]

CD Rep. Concurs with Item No. 4 [illegible] CD Rep./Counsel.

50-75% White

E-873

DECEMBER 12, 1972

EVALUATION OF APPLICATION FOR LOW-RENT PUBLIC HOUSING

WEST 91st STREET - COLUMBUS AVENUE AREA
WEST SIDE URBAN RENEWAL AREA SITE 30

BOROUGH OF MANHATTAN

1. COMMUNITY NEED FOR LOW - INCOME HOUSING

a. The need for subsidized low-rent units in New York City is vast in comparison with the supply. More than 1,170,000 renter households have incomes within the approved limits for admission to Federally-aided public housing. The supply of such Federally-aided units presently is 78,282 with 8,601 additional units under construction.

A sample survey conducted by the Census Bureau in 1968 showed that 562,000 rental units in this City were dilapidated, deteriorating, or lacked essential plumbing facilities. Most of these defective units are in low and moderately priced segment of the supply. There is evidence that approximately 100,000 units in the City have been abandoned by owners over the last decade. The current vacancy rate in the City (units for rent or available for sale) was estimated at 0.8% by the HUD Housing Market Analysts as of January 1970. The latter market analysis also concluded that there exists an occupancy potential for 56,200 units of public housing annually in the New York housing market area. The economics of the housing market in New York City make it virtually impossible for a low-income family to obtain decent quarters at a price it can afford in the private market.

b. Analysis has been made of the sizes of families in New York City whose incomes are within limits for admission to Federally-assisted public housing and the sizes of apartments required by such families. The results of this analysis are presented below together with a similar analysis of the sizes of apartments required by 135,000 families who have active application on file with this Authority for admission to public housing.

Apartment Size Required	Total Low-Income Families in New York City		Active Applicants on Authority Waiting List	
	No.	%	No.	%
"0" & 1 Bedroom	708,036	60.5	32,114	23.8
2 "	289,927	24.8	54,622	40.4
3 "			32,452	24.0
4 "	172,269	14.7	11,421	8.5
5 or more "			4,391	3.3
	1,170,232	100.0	135,000	100.0

The foregoing data on overall needs of families in this locality as well as the data on the current demand for apartments clearly demonstrates the need for thousands of additional units in public housing of all sizes. The proposed project will, when built, provide the following types of units:

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Apartment Size	No. of Units
0 Bedroom	16 (Aged)
1 Bedroom	16 (Aged)
1 Bedroom	40
2 Bedrooms	56
3 Bedrooms	24
4 Bedrooms	8
Total	160

c. The proposed project is within an Urban Renewal Area. The project conforms with the plan which has been developed with community participation and which has been approved by the NYC Planning Commission. The Vest Pocket approach was chosen for the upper west side because of the severe shortage of available land and the density of population. Rather than disrupt the neighborhood and create a vast relocation problem by razing large sections. It was decided to begin rebuilding on small scattered sites in carefully planned stages. Thus providing housing for relocatees once the cycle is begun. Sites were chosen in cooperation with local community groups and leaders, and were generally selected according to the criteria of low density, reasonable cost, favorable location in fairly sound districts feasible size, and possiblities for clustering sites.

2. MINORITY HOUSING OPPORTUNITIES:

a. General location of proposed housing:

2. The proposed development is located outside an area of minority concentration, but the area is racially mixed.

Recent estimates (1970 Census tracts for a one mile radius around proposed site) show the total population to be 206,508. Whites are estimated at 72.8%, Negroes at 23.6%, non-white at 3.6% and Puerto Ricans at 10.9%.

* See Note in 2b below.

b. MINORITY / NON MINORITY CHARACTERISTICS OF PROPOSED PROJECT AREA:

1. See "A" above

2. The information is from the 1970 Census tract, table P-1 for a radius of one mile around the proposed site.

27 Census tracts Total Population	White	Negro	Other Non-White	Total Puerto Rican
206,608	150,260	48,749	7499	22,560

* Note: Puerto Rican population of 22,560 (10.9%) is included in the total population, not specifically catagorized White, Negro or other Non-White).

2. c. The proposed project will not cause an increase in the proportion of minority to non-minority because all the units will be made available to relocatees from the area.

The Authority has a standard practice of renting on an intergrated basis.

3. IMPROVED LOCATION FOR LOW-INCOME FAMILIES:

a. Location and number of units in other subsidized project in the area of proposed housing development.

PUBLIC HOUSING

NAME	LOCATION	DU's	PROGRAM	STATUS
Amsterdam Hs.	W. End Ave.- W.61st.	1084	State	Oper.
F. Douglass Hs.	Columbus Ave.- W.100st.	2057	State	Oper.
48-54 W. 94st.	W.94st. Columbus & Pk.W	40	Federal	Oper.
241 W. 101st.	W.101st. W.End Ave. Bway	40	Federal	Oper.
239-251 W.103st.	103st. W.End Ave. Bway	72	Federal	Oper.
Wise Towers	W.90th st. Amsterdam & Col.	399	State	Oper.
120 W.94th st.	94th st. Amsterdam & Col.	70	Federal	Oper.
74 W. 92 st.	Columbus Ave. 91&92 St.	168	Federal	Oper.
589 Amsterdam Ave.	Amsterdam W.88&W89 St.	158	Federal	Oper.
Douglass Addition	Amsterdam Ave W.102st.	135	State	Oper.
830 Amsterdam Ave.	Amsterdam W.100 & W. 101St.	159	Federal	Oper.
De Hostos Apts.	Bway -W.94 st.		Federal	Oper.
Amsterdam Hs. Add.	W. End Ave.- W. 64st	175	State	Under Const.
Cathedral Pkwy	Cathedral Pkwy Central Park West	844	Federal	Planning
WSURA Site 4	Columbus Ave. W.96 st.	297	Federal	Planning

PUBLICLY - ASSISTED HOUSING

Park West Village	Amsterdam Ave. W.97st.	2510		Oper.
Lincoln House -	W. End Ave. W.66st.	420		Oper.
Princess Gardens	W. End Ave. W.66st.	3836		Oper.
Lincoln Towers	145 W. 93rd st.	30		Oper.
Old Ridge	Amsterdam Ave.-W.97st.	137		Oper.
Westview Apts.	Columbus Ave.-W.93st.	161		Oper.
Columbus Park Apts.	Amsterdam Ave.-W.94st.	193		Oper.
Goddard Tower	Amsterdam Ave.-W.94st.	120		Oper.
Independence House	Amsterdam Ave.-W96st.	207		Oper.
RNA House	Columbus Ave.-W.93st.	235		Oper.
Stryckers Bay Apts.	Columbus Ave.-W.94st.	189		Oper.
Jefferson Towers	Columbus Ave.-W.96st.	427		Oper.
West Gates Apts.	Columbus Ave.-W.94st.	245		Oper.
West Side Manor	Columbus Ave.-W.96st.	251		Oper.
Central Park Garden	Columbus Ave.-W.95st.	248		Oper.
Columbus House	Columbus Ave.-W.92st.	202		Oper.
Columbus Manor	Amsterdam Ave.-W.95st.	229		Oper.
New Amsterdam House				

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PUBLICLY - ASSISTED HOUSING

NAME	LOCATION	DU's	PROGRAM	STATUS
Park Front	431 Central Pk. West	113		Oper.
Tower West	Columbus Ave. W-96st.	216		Oper.
Trinity House	Columbus Ave. W-91st.	200		Oper.
The Liederkranz	Columbus Ave. W-93st.	280		Planning'
St. Martins Guild	Columbus Ave. W-90st.	180		Planning
Westwood House	Columbus Ave. W-93st.	123		Planning

3. Adequate regional recreational and cultural facilities are available. The main recreational areas for west side residents are the two large bordering parks, Central Park and Riverside Park. They provide a variety of facilities including modern and traditional playgrounds, baseball diamonds, swimming pools, tennis courts, ice skating rings, bicycle and bridle paths and opportunities for boating. Between the two great parks, there are a number of small playgrounds associated with housing developments and schools Despite the traffic, the Broadway Malls are popular as sittin areas, especially with older residents who may find the distance to park-like areas to great. Lincoln Center, the American Museum of Natural History and its Hayden Planetariam, the Historical Society, along with such major religious and social institutions as the Ethical Culture Society and the West Side Branch of the Young Men' Christian Association, plays a significant role in the community. The upper West Side has received considerable City attention through such programs as the West Side Urban Renewal Project, the Lincoln Square Community action planning program, and the Lincoln Amsterdam Urban Renewal Program. With the help of such devices as special zoning, dua and mixed use of land and development of air rights, efforts are being made, with the active participation of the community, to provide sound housing and supporting service for residents of all income levels and to maintain a balance between cultural and residential use of the area.

Schools in the upper West Side are newer and less crowded than in most areas of the City. All but three of the 14 public schools were built within the past two decades; the two oldest structures will be replaced by schools to be built by the Educational Construction Fund with new housing projects. P.S. 147, at 89th Street and Columbus Avenue, will replace P.S. 166; P.S. 209, at 97th Street and Columbus Avenue, and P.S. 212, at 101st Street and Amsterdam Avenue, will replace P.S. 179.

Some primary schools are substantially underutilized; Junior High School operate just at or slightly above capacity. Public school enrollment is divided about equally among White, Negro and Puerto Rican students. The City's first Negro Junior High School principal was appointed to a school in the district in 1964. Although average achievement scores are low, many primary children are doing very well. Brandeis High School, the district's only high school, is severly overcrowded. Its main building has more than 1,000 students above its capacity. Over half its 10th graders read two or more years below grade level and fewer than one-quarter of those graduating receive an academic or commercial diploma an indication that many of its students are ill-equipped for further education or for employment.

Haaren High School, an all boys school directly south of the district, grants general diplomas almost exclusively. It is in an obsolete building, operates far below capacity and will be closed upon completion of Park West High School, scheduled for 1973.

Two high schools now in design will be built on adjacent blocks within the district. Martin Luther King, Jr., scheduled for completion in 1972, will be at Amsterdam Avenue between 65th and 66th Streets and is expected to relieve overcrowding at Brandeis. La Guardia, one block south, will be a consolidation of the High School of Music and Art and the School of performing Arts, with direct pedestrian access to Lincoln Center. It is scheduled for completion in 1973.

A study is being made to determine the feasibility of decking over the Penn Central rail yards extending along the Hudson River from 59th to 72nd Streets. New development here would include two intermediate schools, I.S. 172 and I.S. 196, and a regional athletic field to serve all Manhattan high schools. A shared outdoor recreational facility is needed because of the scarcity of land within the borough. The two intermediate schools would draw students from all of Manhattan's west side. The study may also include proposals for housing and other appropriate uses for the site. Private and parochial schools in the district have greatly expanded their enrollments and physical plants in the last 10 years. There are many private schools attracting students from all of Manhattan, including Ethical Culture, Columbia Grammar, Franklin, Baldwin, Bentley, Trinity, Collegiate and Walden.

The largest Roman Catholic parochial schools in the District are Saint Gregory's and Holy Name. Jewish parochial schools Hillel Foundation School, Yeshiva Chaim and the day school run by Congregation B'nai Jerhurun.

Groups of parents have for many years tried to obtain improved school facilities and programs, and there has been close cooperation between school administrators and parents of widely varying income levels. A number of community groups recently suported creation of a special decentralized school district composed of I.S. 118 and its four feeder schools.

The streets serving the site are both minor (West 90th and 91st Street) and major (Columbus Avenue); there are traffic lights at both intersection. The project will provide on site parking for 20 cars. Transportation facilities are accessible to project tenants. The Eighth Avenue IND Subway beneath Central Park West and the IRT Broadway - Seventh Avenue line under Broadway serve the District. There are also a Network of Bus Lines running along the Avenues and Crosstown Bus Lines on 86th and 96th Streets.

Public safety facilities servicing proposed site:

Fire Stations

Fire Department communications - Manhattan - transverse	West 79th Street
Fire Department Engine 40 Ladder 35	131 Amsterdam Avenue
Fire Department Engine 74 Ladder, 25	207 West 77th Street
Fire Department Engine 76 Ladder 22	145 West 100th Street

Police Stations

Police Department mounted squadron 1	150 West 68th Street
Police Station 20th Pct	150 West 68th Street
Police Staticn 22nd Pct Transverse	West 86th Street
Police Stration 24th Pct	151 West 100th Street

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HEALTH FACILITIES SERVICING PROPOSED SITE:

Jewish Home and Hospital for the aged	120 West 106th Street
Park West Hospital	170 West 76th Street
Child Health Station - Amsterdam Houses	98 Amsterdam Avenue
Child Health Station - N.Y. Diet Kitchen	632 Columbus Avenue
Dist. Health Center - Riverside	160 West 100th Street

There is a variety of shops and Restaurants in the area. Boutiques, Jewish Bakeries and Delicatessens, Dairy Restaurants and Israeli Cabarets are found on West 72nd Street. And along Broadway of Great Cultural and culinary interest are the Delicatessens known for their vast array of bread, Cheeses, Smoked Meats and fish and imported canned goods. A number of new Restaurants have opened in the LIncoln Square Area. Along Broadway, one ca find Restaurants and food stores offering avariety of national specialties, including Chinese, Lebanese, Indian, Japanese, Egyptian, Cuban and Haitian foods.

Alexanders, Inc. has proposed a new $10 million, 240,000 square foot store on the corner of 96th Street and Broadway.

c. Facilities and services as those described above are far superior to other areas of the city having a similar economic range.

d. Although the upper west side is predominantly a residential area, there is business and industry below 72nd Street which is accessible to low income workers who will live in this project through rapid transit facilities which are immediately accessible to the site.

e. Travel time from the proposed project to mid-town Manhattan is approximately 10 minutes a cost of 35 cents. Travel time to other principal employment centers would probably be no more than ½ hour to 3/4 of an hour from the site and usually does not require two far

f. The proposed project is located within the west side urban renewal area and is required fulfill the Urban Renewal Plan.

4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT:

b. 1. The proposed project will be located in and consistent with plans for a neighborhood that is under going improvements through Urban Renewal and other similar Federal, State and Local Programs.

2. See attached Urban Renewal Plan.

5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT:

a & b See attached proposal.

The Authority foresees no adverse influences created by the development of this project.

The development will have no deleterious effect on the environment. Nor will there be any edleterious effect of the environment on the development. The architectural treatme proposed for this site will be consistent with other new construction in the area and will be an asset to the community.

The Authority is actively combating air pollution with a program of incinerator upgradin installation of precipitators and smoke scrubbers in our older developments and requirement that our newer developments be equipped with compactors and have heating plants designed to use interruptable gas/oil. In all instances the Authority purchases low sulfur oil.

d. The negative aspects of the short-run relationships in the construction of this project would include the hardship of noise, increased traffic in the area and physical hazards. In order to minimize the physical hazards, the builder is to adhere to all protective measures during construction including a fence around the project. Federal, State, City and Union Safety Requirements will be adhered to. These are however, short-run impingements which, on the completion of construction, will cease. We can forsee no long-run environmental problems engender by this development. The utilities presently available in the area are considered adequate to service the increased number of units planned.

The proposed project will not effect any ecologically valuable or significant natura areas or significant Historical or Archaeological Areas.

6. ABILITY TO PERFORM:

a and b The New York City Housing Authority, estabilished in 1934, has 188 projects with 154, 123 apartments in full operation; 42 projects with 11,047 apartments under construction; and a pipeline of approximately 29 projects awaiting Federal funding.

The Authority's staff of Administratiors, Professionals, and Technicians are among the best in any Authority in the nation. Based on this expertise and past performance the Authority is emminently able to bring this development to fruition.

7. PROJECT PROTENTIAL FOR CREATING MINORITY EMPLOYMENT AND BUSINESS OPPORTUNITIES:

a. Executive Orders signed by the Mayor of the City of New York require training in the construction trades for minority workers on all City-funded or assisted construction work. The training program set forth in an agreement among the construction industr the Labor Council, and the City has been approved by the Federal Government as complying with equal opportunity requirements. Many of the provisions in the agreem are based on the training programs initiated by the Housing Authority in constructi projects in the Central Brooklyn Model Cities Area. The Authority will comply with the Mayor's Executive Orders, Presidential Executive Order Number 11246, and the Community Development Administration Letter Number 11.

b. Authority project managers are encouraged to have maintenance work performed by loc contractors. As an example, the Authority has been particularly successful in securing local contractors for various types of work such as glass replacement, painting, etc.

c. The New York City Housing Authority has a policy of recruiting personnel whenever possible from the project area. This is effected by advising tenants and local residents of job opportunities, and examinations, through posters, tenant newslette interviews with tenants and contact through the project community center. The Authority has a through training program for all those appointed to help them pass Civil Service examinations and prepare themselves for promotion.

In addition, the Authority has been operating several successful career ladder programs to bring tenants and area residents into its work force in such titles as Housing Fireman, Maintenance Man, Supervising Housing Groundsman and Housing Patrolman. We also actively work to expand these programs into other job classifications, such as elevator mechanic helpers. Of special interest in our program, about to be instituted, of appointing tenants as Housing Assistant Trainees; a job which, by promotion, can lead to the position of Manager.

6. PROVISION FOR SOUND MANAGEMENT:'

The management operations of this Authority was studied in detail by a special HUD team during April 1971. Conclusions reached by this team regarding the Authority's management practices appear in a report which has been issured by HUD.

STATEMENT OF POLICY

The City of New York, cognizant of the social structure and problems of the City and the housing needs of low-income families, has for several years included as an integral part of its program the provision of low-rent public housing in middle-class communities of the City.

The construction of public housing in such communities serves to ameliorate two serious problems. First, it increases the City's inventory of low-rent housing which is in desperately short supply. Secondly, it offers an opportunity for escape to those low-income families who wish to leave impacted racial or economic ghettos. The program has the further advantage that it utilizes vacant land in middle-class neighborhoods for the further construction of new housing facilities, as opposed to the necessity of demolishing existing housing and relocating numerous residents when construction is undertaken in densely occupied slum areas.

The Authority has built and currently is operating approximately 50 developments in middle-income areas, with three more under construction at this time and seven in advanced stages of design pending construction. The development and operation of these projects under the various programs of the Authority have had salutory effects upon the communities in which they were built. Where additional vacant land has been available in the neighborhoods of these developments, erection of the new public housing has stimulated the construction of middle-income housing by private developers.

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Federal guidelines promulgated by the Department of Housing and Urban Development require that public housing be developed to the maximum practicable extent outside areas of minority concentration. The Authority's program is in conformance with these Federal requirements and with the policy of the City of New York.

Edward K. Hamilton
Deputy Mayor

April 3, 1972

E-883.

HUD-96 (4-70) PREVIOUS EDITION MAY BE USED

Memorandum

U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

TO : Joseph Schiffman, Program Manager

DATE: 4/26/72

IN REPLY REFER TO:
2.1PP

FROM : James D. Flemming
Planning & Relocation Branch

SUBJECT: Request for Planning Branch Interpretation of Project Selection Terminology Re: Turnkey Project in West Side Urban Renewal Area (Site 30)

We have been requested to render an opinion on the meaning of the term "area" as used in the Project Selection Criteria for public housing. In addition, we have been asked to delineate in general terms, consistent with our definition, reasonable areas in the vicinity of the West Side Urban Renewal Project which can provide a basis for applying the selection criteria.

It is our judgment that the term "area" refers to a socially and economically viable unit, neighborhood, or portion thereof. Using this definition, we would consider the area between West 59th Street and 110th Street a viable neighborhood as delineated in the city's Draft Master Plan. Within that area, it is our judgment that a further subdivision can be made in the vicinity of the West Side Urban Renewal Project. This sub-section can be defined by Central Park West, 87th Street, Broadway, and 97th Street. This sub-area represents, in our opinion, a reasonably viable section of the larger neighborhood which can be considered economically and socially cohesive.

James D. Flemming
Deputy Director
Planning & Relocation Branch

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Times

Blacks and Puerto Ricans Up Million Here in Decade

Analysis of 1970 Census Figures Shows Minority Living Areas Growing as Non-Puerto Rican Whites Leave

By EDWARD C. BURKS

New York City added one million black and Puerto Rican residents during the nineteen-sixties, and the major impact was a large expansion of the sprawling sections where these minorities live.

The old segregated housing patterns were intensified be-

Maps showing city's racial makeup are on Page 22.

cause non-Puerto Rican whites moved out at a pace matching that at which the new migrants moved in. There was dramatic evidence of this especially in Central Brooklyn, the South Bronx and South Jamaica, Queens.

These are the principal conclusions of a detailed analysis by The New York Times of official 1970 census figures. The study of each of the city's 2,159 census tracts, or counting areas, shows that more than two-thirds of them were either 90 per cent white or 90 per cent black.

The following were the factors in the census picture:

¶The population of whites (exclusive of Puerto Ricans) dropped by one million between 1960 and 1970. But the actual migration of non-Puerto Rican whites from the city was much greater than a million. Plan estimated several hundred thousand more. Whites remaining had an excess of births over deaths to trim the net loss of white population to one million.

¶Of 5.1 million whites (other than Puerto Ricans) in 1970, 4.4 million lived in census tracts that were more than 90 per cent white, and in scores of cases, totally white.

¶Nonwhites, bolstered by a net in-migration of 436,000, also had a higher rate of births over deaths, and a population generally much younger than the whites.

¶Where census tracts had a mixed population it was very frequently a case of minority groups having expanded rapidly into old white areas. Many of these were on the fringe of long-established black and Puerto Rican sections.

In that manner, the minority areas grew to two and three times their former size in Brooklyn, the Bronx and Queens.

There were numerous integrated areas—several on Manhattan's West Side, for example, and some in all boroughs. But the main trend, both through migration and natural growth, was expansion of the areas where minorities live.

Dr. Abraham C. Burstein, di-

Continued on Page 22, Column 1

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City Added a Million Blacks and Puerto

Continued From Page 1, Col. 7

rector of economic research for the city's Human Resources Administration, estimates that 81.6 per cent of the black population in 1970 lived in the 26 officially-designated poverty areas here.

During the decade, the black population in those poverty areas grew by more than 380,000 — from 980,000 to 1,361,000. However, there was an economic improvement. In 1960, 90 per cent of the black population was in those poverty areas.

While the Census Bureau has not yet released Puerto Rican breakdowns, Dr. Burstein, who keeps close tabs on poverty-area totals, estimates that the over-all Puerto Rican gain in those areas was about 400,000.

Racial Maps Prepared

On the other hand, he says, there was an outflow of a million non-Puerto Rican whites from the poverty areas.

The Times has prepared racial maps of each borough, using raw figures from the Census Bureau for each of the city's census tracts. In addition, comparisons were prepared to show how such minority areas as Bedford-Stuyvesant, South Jamaica and the South Bronx pushed out into former white residential sections.

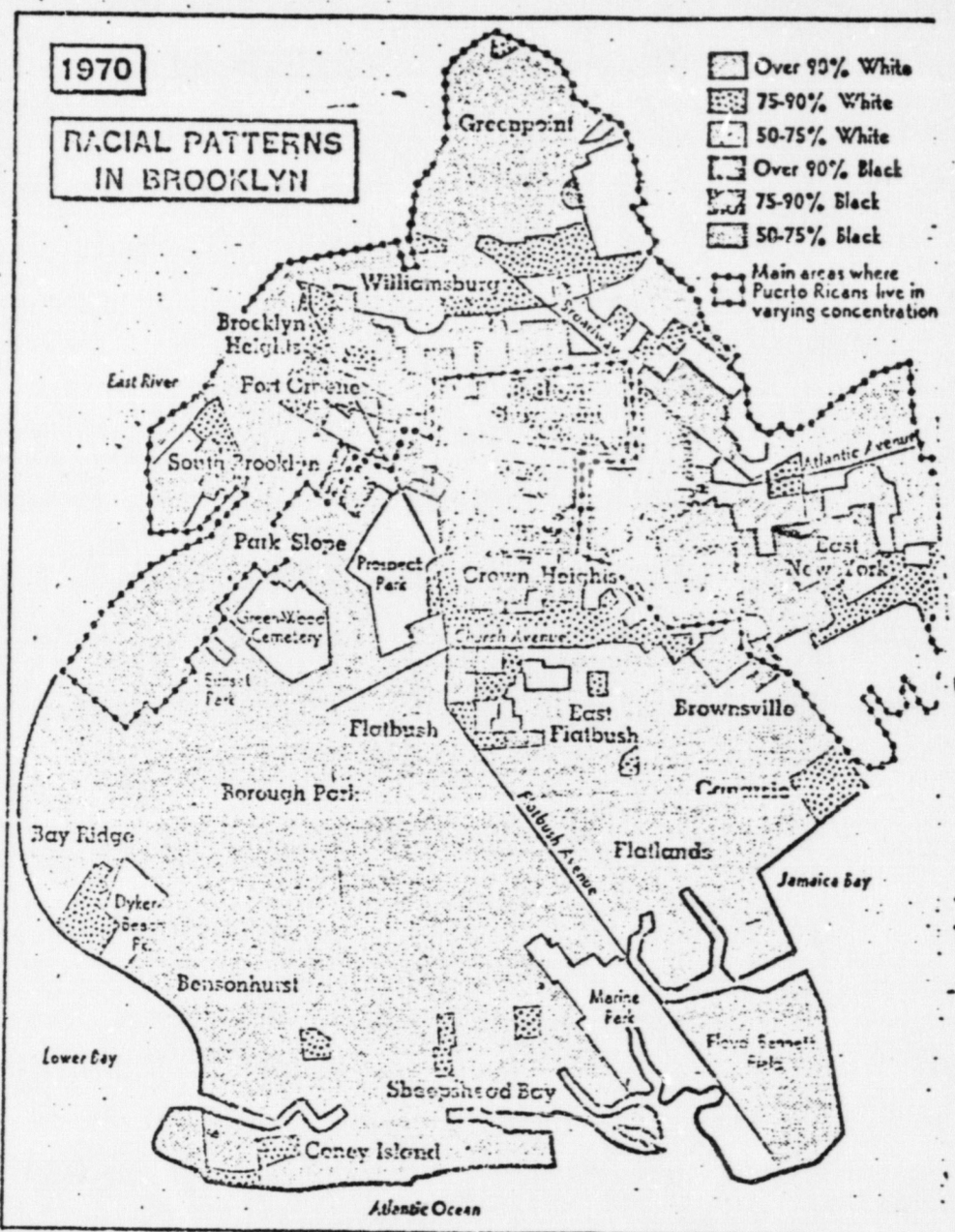
A study of the maps indicates that the greatest black and Puerto Rican growth was in officially designated poverty areas.

In Brooklyn, where the racial change was greatest the black concentration in the Bedford-Stuyvesant area expanded to about three times its former size. By 1970 it stretched all the way across central Brooklyn from downtown to the Queen line. The non-Puerto Rican white population dropped by three-quarter of a million.

During the same period the Puetro Ricans spread into additional areas of East New York, Sunset Park, Williamsburg and other designated poverty areas in Brooklyn.

New Yorkers and New York City agencies accustomed to breaking down races by "white," "black," "Puerto Rican" and "other" may be confused by Census Bureau nomenclature.

Although in a few months the bureau will have a complete breakdown of Puerto Ricans, the overwhelming majority of them in current figures are lumped with the whites. In fact, census officials and Dr. Burstein agree that about 85 per cent of all Puerto Ricans [illegible] as city's Puerto Rican population. The categories do not add up [illegible] of the total and expand [illegible]



E-886

forms.

The final 1970 census figures for the city showed a total population of 7,894,862, a gain of about 110,000 over 1960. The breakdown was as follows:

	1970	1960
Whites	4,818,841	6,640,205
Blacks	1,668,115	1,087,931
Others (mainly Chinese and oriental)	177,906	53,791

The official count for Puerto Ricans in 1960 was 612,574. Pending the official report by the Census Bureau for 1970, the Division of Employment of the New York State Department of Labor has calculated that the decade. The black increase in that period was 580,184.

If it is considered conservatively that 90 per cent (rather than 95 per cent) of the Puerto Ricans listed themselves as white, then the racial breakdown of the city for the two censuses would be as follows:

	1970	1960
Whites (excl. including Puerto Ricans	5,102,741	6,759,744
Puerto Rican whites	946,000	551,317
Blacks	1,668,115	1,087,931
Puerto Rican blacks	168,220	61,257
Others	177,906	53,391
Total	7,894,862	7,381,984

[illegible] are estimates).

Raymond A. Glazier, chief of the Bureau of Community Statistics Service of the Community Council of Greater New York, another statistical expert, believes that the official Puerto Rican figures for 1970 will be closer to 960,000 than the state's estimate of 1,051,200. Even so, Mr. Glazier now figures the black, Puerto Rican and "other races" population of New York City as 35 per

did not move to integrate. [illegible] the contrary, they left grow[illegible] black areas by the hundre[illegible] of thousands. The relati[illegible] small amount of integrat[illegible] was in the opposite direc[illegible] "a spillover of poverty." Dr. Burstein calls it, with m[illegible] blacks moving out of slum ar[illegible] into formerly white-major[illegible] areas. In addition, a sizab[illegible] number of middle-class bla[illegible] were scattered about the c[illegible] in predominantly white s[illegible] tions.

Thus, while 85 per cent [illegible] all whites were living in [illegible] tions predominantly white (th[illegible] is, where at least three out [illegible] four people were white), t[illegible] corresponding figure for blac[illegible] was much lower. Slightly mo[illegible] than a quarter of all blac[illegible] were living in census tracts th[illegible] were at least 90 per cent bla[illegible] Less than half of all blacks [illegible] 670,000—were living in cens[illegible] tracts where at least three o[illegible] of four pople were black.

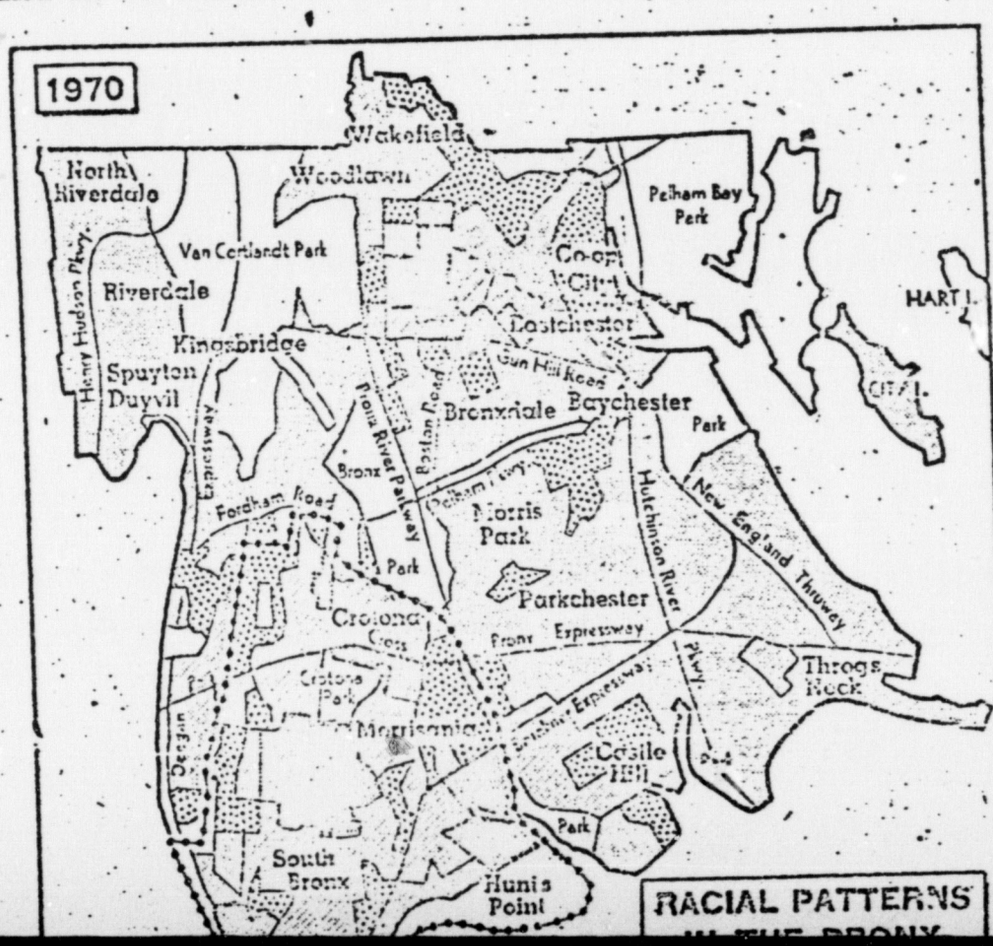
Blacks Are Younger.

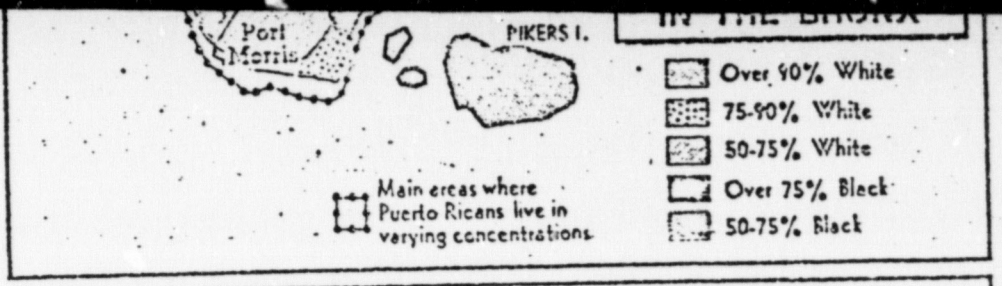
The median age of the gro[illegible] ing black population was [illegible] years lower in 1970 than that [illegible] the declining white populatio[illegible] For example, the median a[illegible] of white males here was 3[illegible] meaning that half were old[illegible] than 33.3 and half younger. T[illegible] corresponding figure for bla[illegible] males was 23.1. For femal[illegible] the median ages were 37.6 [illegible] whites and 26.8 for blacks.

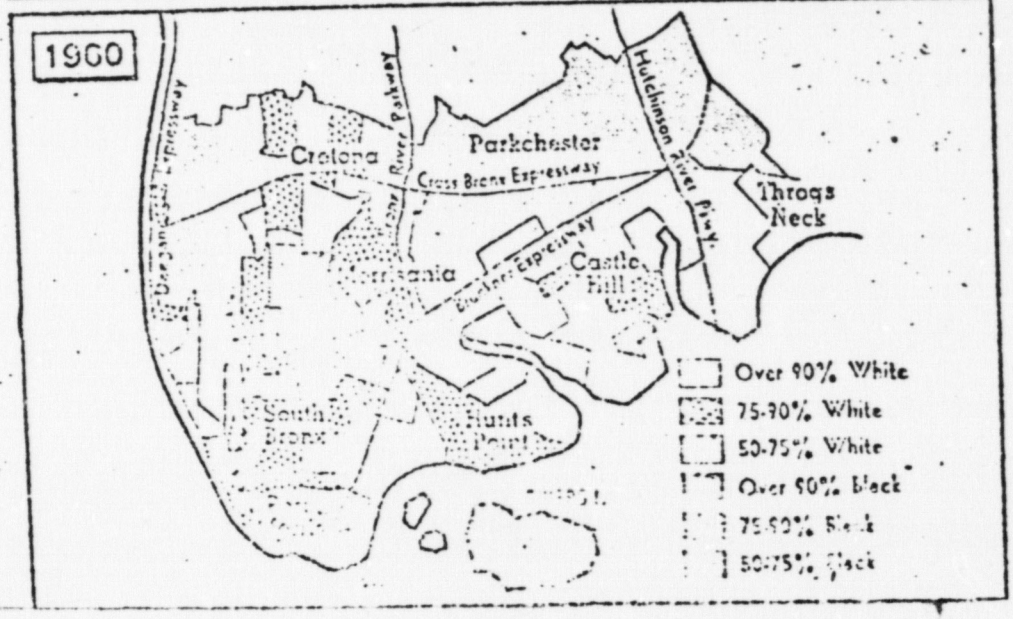
The rapid rise in the numb[illegible] of black youngsters is sho[illegible] by a drop of five years in t[illegible] median age of black male[illegible] from 28 to 23.1 — betwe[illegible] 1950 and 1970.

In Brooklyn, where the bla[illegible] gains were most spectacu[illegible] half of the black male popu[illegible] tion of 297,000 in 1970 [illegible] under 21 years of age. In t[illegible] Bronx, nearly half of the 1[illegible] 500 black males were young[illegible] than 21.

Median ages for fema[illegible]







were generally higher because of their longevity.

In comparison with the ov all 15-county New York-Nor ern New Jersey "standa consolidated area," the c had a higher percentage of n whites (23.4 to 16.3); prop tionately fewer young peo under 18 (28.3 per cent 31.2 per cent); and more re dents over 65 (12 per c compared to 10.5 per ce

A look at the different groups in the city illustra the migratory trends. Amo whites, the biggest drop population was among ad aged 25 to 64. There wa lesser but still sizable decre in white children under On the other hand, half of 700,000 gain in nonwhites in the age brackets fro to 24 years.

A borough-by-borough br down of population trends totals follows:

MANHATTAN

The borough lost n 160,000 population. Even blacks and Puerto Ricans creased 17,000 and an esti 40,000 respectively as they pated to "flee." The non-Puerto Rican loss was much gr than 100,000. Only

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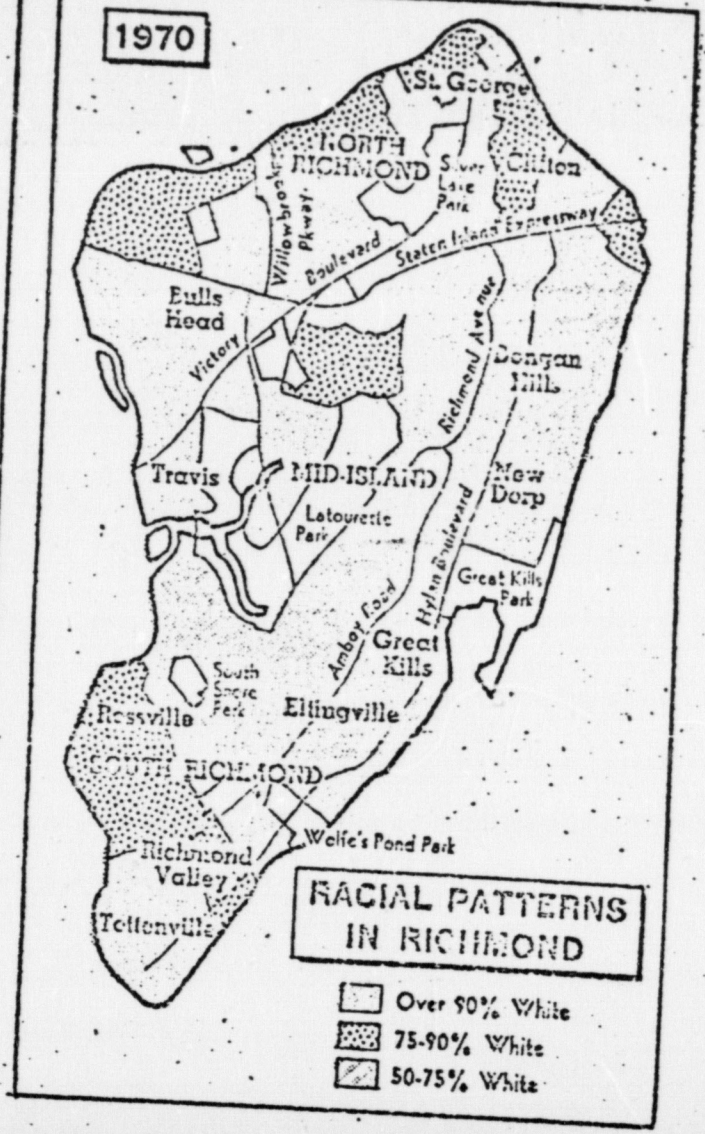
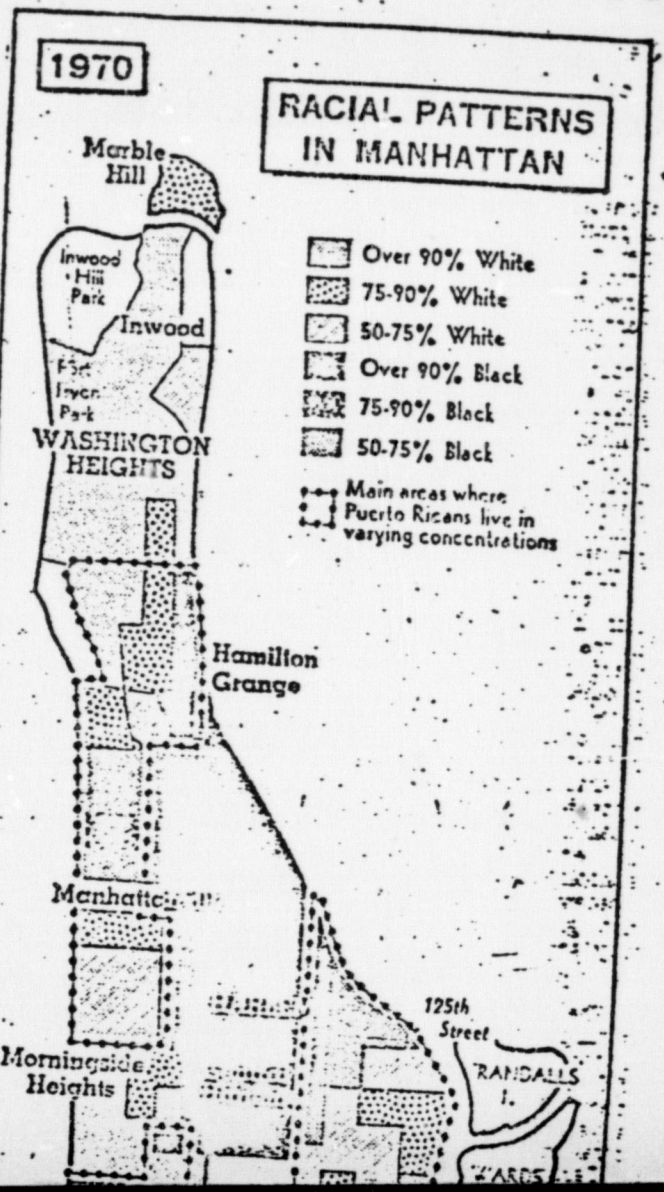
TIMES, MONDAY, MARCH 6, 1972

o Ricans in Decade; Segregation Intensified





Maps based on census figures show

E-896

racial makeup, plus 1950 and 1970 comparisons of four minority areas with largest growth—South Bronx, Central Brooklyn, South Jamaica and North Corona. Changes in Manhattan and Richmond minority areas are not shown because they were slighter. Ninety per cent of Puerto Ricans listed their race as white.

gained, as their citywide total and North Corona expanded reached 69,324, the bulk of it substantially. in Manhattan.

[illegible] out of a new borough total of approximate breakdown was 1,966,473. Puerto Ricans gained 923,000 non-Puerto Rican by approximately 14,000 for a whites; 380,442 blacks; 151,040 new total of 314,000. The non- Puerto Ricans; 69,459 "other Puerto Rican [illegible] climbed by [illegible] to a races." (Some of the Puerto Ri- [illegible] new total of 1,966,473. cans are also listed as blacks.)

The residential breakdown [illegible] was as follows:

[illegible] whites, including Puerto Ricans, [illegible] Puerto [illegible] [illegible] [illegible]

E-888

75 per cent white, 164,000.

Blacks living in tracts 90 per cent black, 150,000; in tracts 75 to 90 per cent black, 26,800; in tracts 50 to 75 per cent black, 33,000.

Manhattan median age, 35.4; percentage under 18 years, 21.5; those over 65, 14 per cent.

THE BRONX

The [illegible]ned black and Puerto Rican population topped 50 per cent, with major growth in the South Bronx, Hunts Point area, Morrisania and Tremont. There was an estimated gain of 244,000; raising their total to 430,500, the highest anywhere in the city. Blacks gained 194,000 and their total reached 357,681. The non-Puerto Rican white population dropped by 420,000 during the decade.

The residential breakdown: Whites, including Puerto Ricans, living in tracts 90 per cent white, 532,000; in tracts 75 to 90 per cent white, 195,000; in tracts 50 to 75 per cent white, 293,000.

Blacks living in tracts 90 per cent black, 7,300; in tracts 75 to 90 per cent black, 17,700; in tracts 50 to 75 per cent black, 88,300.

Median age, 29.6; those under 18, 31.6 per cent; those over 65, 11.6 per cent. Total population: 1,471,701.

BROOKLYN

The greatest white decline in the city was recorded in Brooklyn. There was a gain of 285,000 blacks for a new total of 656,000; and an estimated gain of 220,000 Puerto Ricans for a total of 369,600. The non-Puerto Rican white loss during the decade was 740,000 as black and Puerto Rican concentrations built up all through north and central Brooklyn.

While the white population (exclusive of Puerto Ricans) was reduced to 58 per cent of the Brooklyn totals, the bulk of the land area remained more

90 per cent black, 116,000; in tracts 75 to 90 per cent black, 26,400; in tracts 50 to 75 per cent black, 38,000.

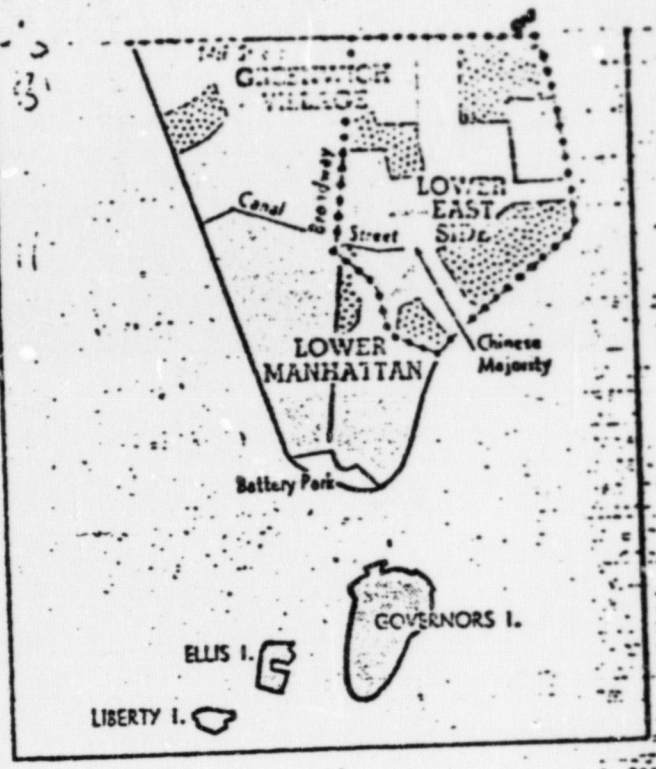
Median age, 35.5; those under 18, 26.2 per cent; over 65, 12.4 per cent.

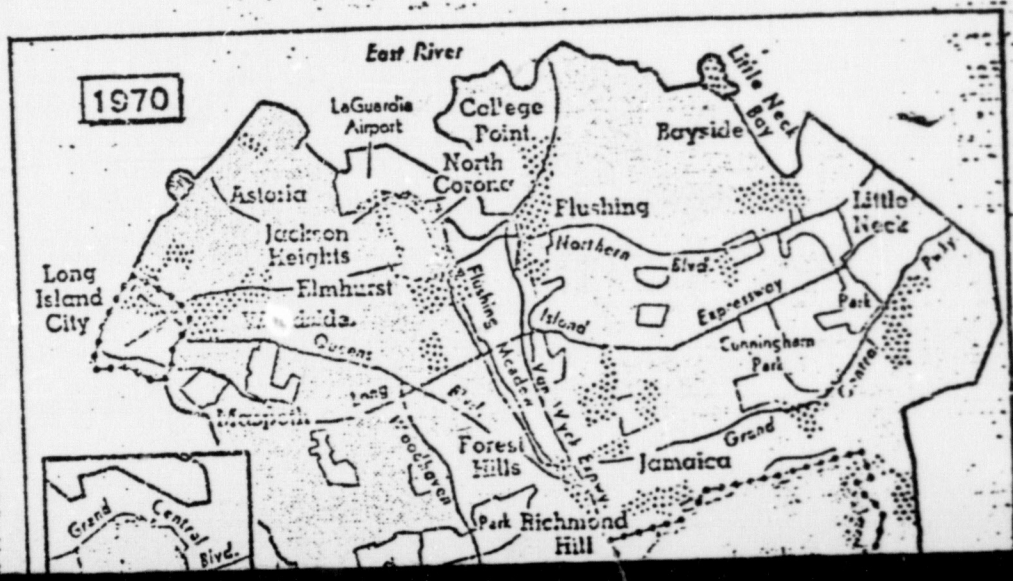
RICHMOND

This was the only borough with a substantial growth in white population and with a white majority in every census tract. In fact, of 98 census tracts, 74 were more than 90 per cent white. There was a gain of nearly 64,000 non-Puerto Rican whites for a new total of 272,800. Puerto Ricans added 2,300 for a new total of 4,800; and the black population, with an addition of 26,000 reached 65,416.

The residential breakdown: Whites, including Puerto Ricans, living in tracts 90 per cent white, 224,000; in tracts 75 to 90 per cent white, 51,500; in tracts 50 to 75 per cent white, 21,940.

Median age, 28.2; those under 18, 34.6 per cent; over 65, 8.7 per cent.





than 90 per cent white. Of 700 census tracts in the borough, 100 reported no black residents at all.

Vast stretches of south Brooklyn areas—Bay Ridge, Borough Park, Bensonhurst, Flatbush, Flatlands, Canarsie and new developments along the south shore—remained more than 90 per cent white.

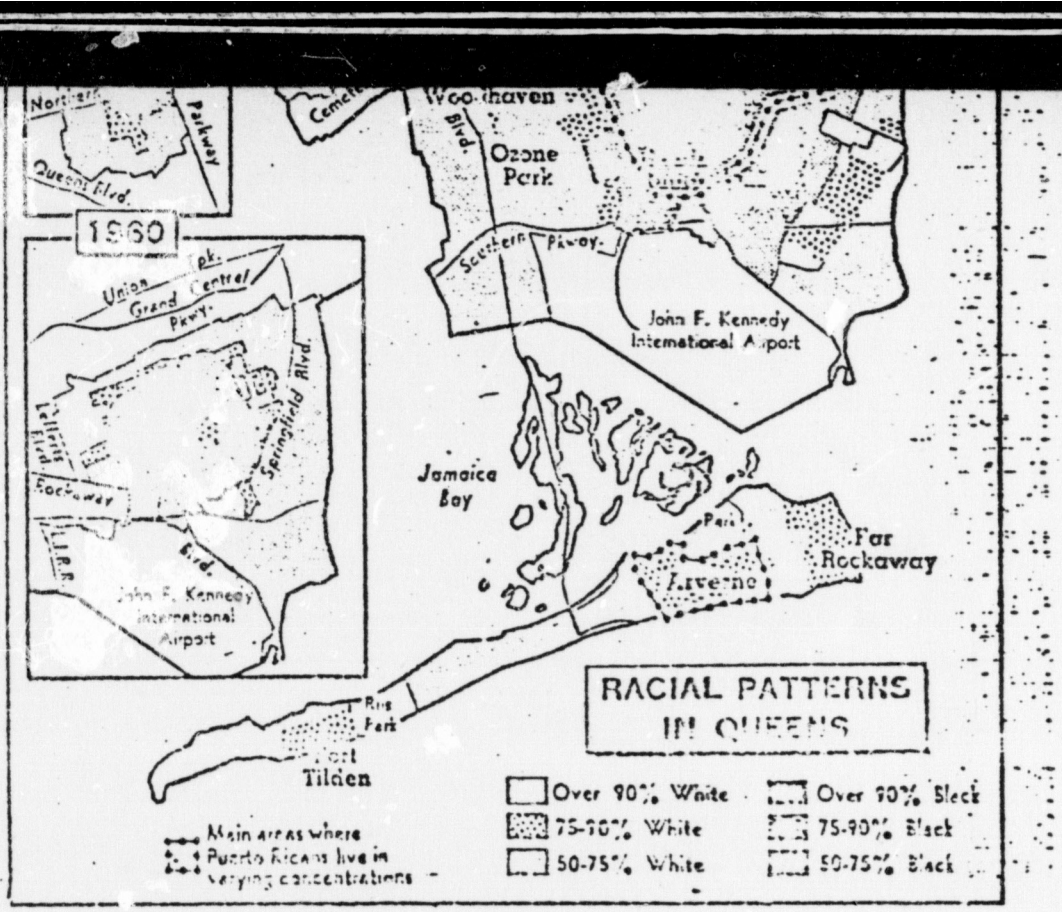
The residential breakdown: Whites, including Puerto Ricans, living in tracts 90 per cent white, 1,410,000; in tracts 75 to 95 per cent white, 202,500; in tracts 50 to 75 per cent white, 109,000.

Blacks living in tracts 90 per cent black, 172,000; in tracts 75 to 90 per cent black, 111,400; in tracts 50 to 75 per cent black, 241,300.

Median age, 30.1; those under 18, 31.4 per cent; over 65, 11.1 per cent. Total population: 2,602,012, of which 1,505,000 were non-Puerto Rican whites.

QUEENS

With Staten Island, Queens recorded a growth of whites, but the black growth rate was higher as major black concentrations in South Jamaica, Springfield Gardens, St. Albans



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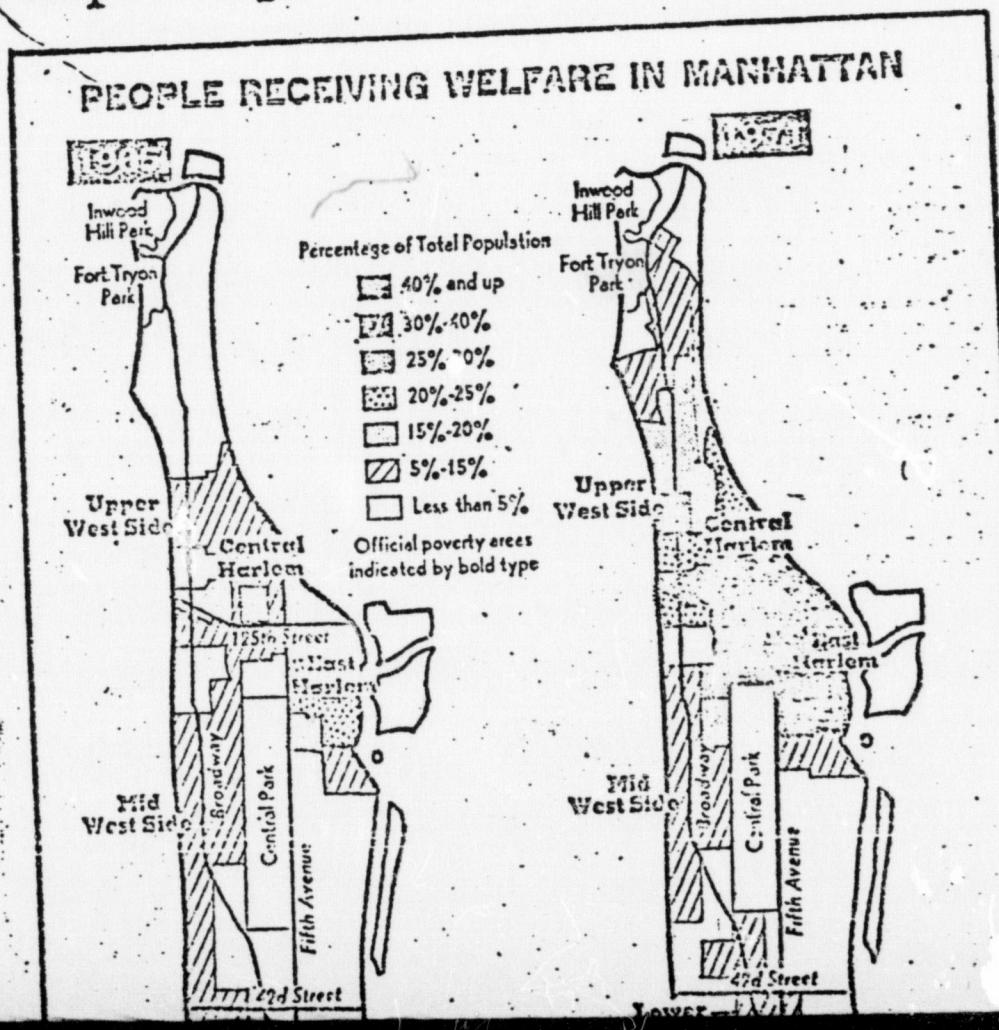
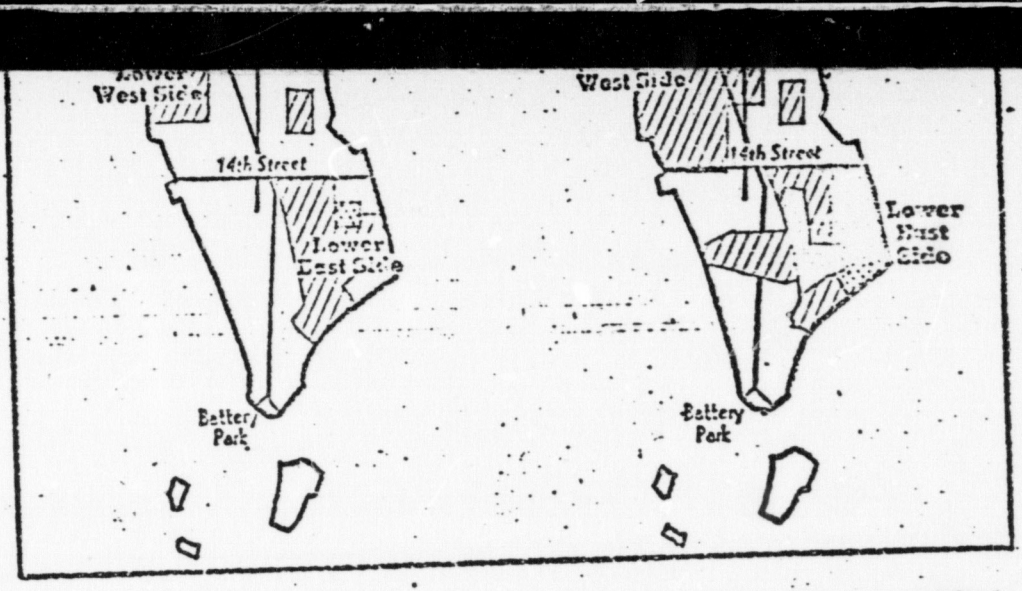
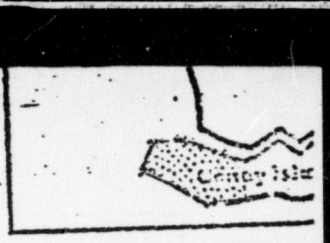
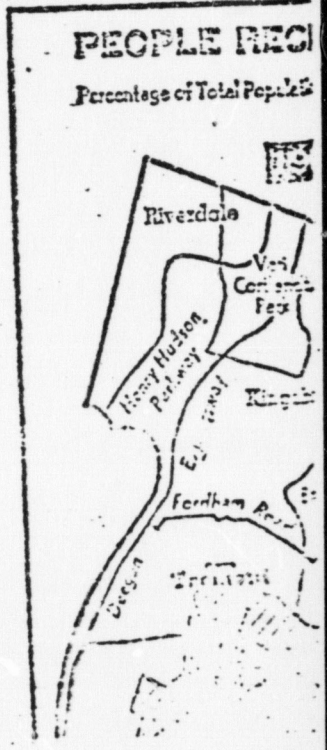
Rapid Spread of Poverty in City Creates









Continued From Page 1, Col. 3

families between the Concourse and the [illegible] from the Yankee Stadium area all the way north to Fordham Road. These sections have seen a three- to ten-fold increase in their welfare populations since 1965.

While there is a national spotlight on the explosive welfare [illegible]

Borough maps, prepared by The New York Times from official figures from Human Resources Administration and census totals, show the percentage of the population in each of the city's 348 mile-square "health areas" receiving welfare assistance in 1955 and 1971. The darker shadings indicate higher percentages. In seven "health areas" more than half the population is on welfare.

E-890

number of welfare clients as New York does and Newark has many more.

These are the principal conclusions of a detailed analysis by The New York Times of the welfare situation in the city as reflected in official 1970 census figures and statistics compiled by the Human Resources Administration. The study of the city's 348 health areas, the component used by the social services department of the H.R.A. to tabulate welfare cases, where possible, shows the following:

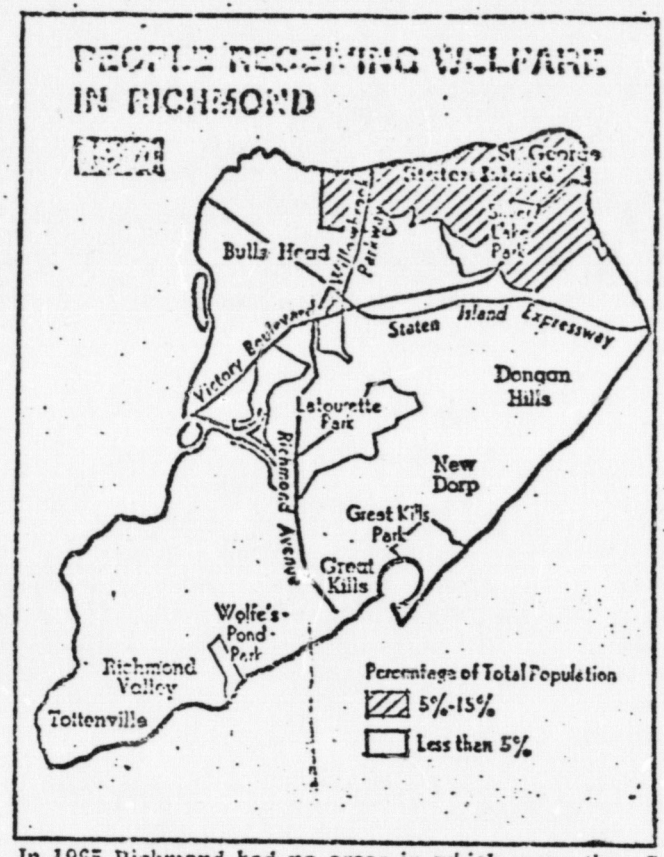
¶In 1965, the last year of Mayor Wagner's administration, not a single health area in the city had as many as 40 per cent of its inhabitants receiving welfare payments. In fact, only three had more than 30 per cent on the rolls.

¶By the summer of 1971, there were seven health areas (in Brooklyn and the Bronx) with more than 50 per cent of their residents on welfare. In addition, there were 33 areas with more than 40 per cent; and 62 with more than one-third of their population on welfare.

¶The increase in welfare recipients, including adults and children, went from 478,627 in April, 1965, to 1,255,721 in January, 1972. As a result, nearly one city resident in six now receives welfare benefits.

¶In five of the city's 26 sprawling, official poverty areas—East New York, Upper West Side, Tremont, Sunset Park and Bushwick—the welfare rolls have more than tripled.

¶In another dozen poverty areas—including Harlem, the mid-West Side, South Bronx, Morrisania, Hunts Point and South Jamaica—the rolls have more than doubled. Each of the officially designated poverty areas contains a number



In 1965 Richmond had no areas in which more than 5 per cent of the population received welfare assistance.

ministration, to show where welfare recipients were living in April, 1965, and in July, 1971 (the last date being the most recent for which a complete breakdown of official figures is available). The maps show the percentage of the city's population on welfare in each of the 348 health districts. Each district on the average is roughly a square mile in area.

On the basis of projections made by statisticians of the Human Resources Administration it can be estimated that nearly 48 per cent of the city's one-million Puerto Ricans are receiving some form of welfare assistance—and 32 per cent of the city's 1.7-million black residents also are on the welfare rolls.

These same projections show slightly less than 4 per cent of the 5.1-million non-Puerto Rican white population receiving welfare.

Average Is $80

The statistics were recently assembled by Dr. Abraham C. Burstein, director of economic research for the city's Human Rights Administration. In a comprehensive report prepared for Jule M.

abled, 81,000; old age ance, 77,700; aid to de ent children with an ployed parent, 46,800; aid to the blind, 2,700.

Dr. Burstein noted tha welfare recipients chart the accompanying map count for only 86 per of the total number o rolls. The reason is tha H.R.A. has so far not able to list all of its w clients in a geogra area. If it were possib add this missing 14 per to the maps, it would m fy the poverty picture.

Breakdown Is Given

Dr. Burstein's compila show that the poverty with the largest perce of residents receiving w are as follow:

Rank	Area	July 1971	Ap 19
1.	Hunts Point	43.9%	18
2.	Morrisania	39.0	18
3.	Brownsville	38.4	22
4.	Tremont	37.8	12
5.	South Bronx	37.4	15
6.	Bedford-Stuyvesant	35.9	19
7.	Central Harlem	31.8	14
8.	East Harlem	31.2	17
9.	Bushwick	30.8	10
10.	East New York	30.5	7

The poverty areas wit largest number of we clients in absolute num were as follows:

Rank	Area	July 1971	Ap 19
1.	Bedford-Stuyvesant	84,454	45
2.	Hunts Point	75,705	34
3.	Central Harlem	55,023	26
4.	East New York	51,268	12
5.	Morrisania	51,412	24
6.	Williamsburg	49,035	27
7.	Tremont	44,438	13
8.	East Harlem	41,070	22
9.	Brownsville	40,932	23
10.	Lower East Side	40,078	25

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MONDAY, APRIL 10, 1972

Entire New Zones of Poor Residents Here

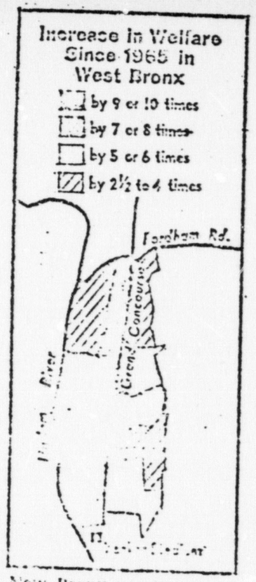
of "health areas."

Hunts Point Rate Highest

With 44 per cent of its 175,000 residents receiving some form of welfare, the Hunts Point area of the Bronx had the highest rate of welfare in the city. Bedford-Stuyvesant in Brooklyn, with 84,450 residents on the rolls, led in numbers.

Manhattan's large increases were primarily in the poverty areas. These were defined during the Administration of President Lyndon B. Johnson and the so-called "War on Poverty" to be eligible for certain categories of Federal aid. In the Bronx, the rate of growth of welfare cases was greater outside the official poverty areas as new zones of the poor were created. And in Brooklyn, there was [illegible] poverty southward from the Bedford-Stuyvesant core. In Queens, too, new poverty pockets developed.

The New York Times has plotted maps of each borough, using figures supplied by the Human Resources Ad-



New Bronx poverty areas

Sugarman, head of the agency, Dr. Burstein has shown how the number of residents living outside of officially designed poverty zones and receiving welfare has increased from 14 per cent of the city's welfare total to more than 19 per cent since 1965.

The most recent statistics show that monthly welfare payments to recipients amounted to $95.7-million, an average of about $50 an individual.

Of some 1.2 million recipients, about 133,000—about 11 per cent—were the so-called "working poor," individuals whose welfare payments were supplements to their wages. The others presumably, were unemployed.

As of last May the breakdown by category of aid was as follows:

Aid to Dependent Children: some 839,000 individuals, mainly mothers who are heads of households and their children, accounting for 70 per cent of all recipients.

"Home Relief" (including the remaining poor): 147,000 individuals not [illegible] by the dis-

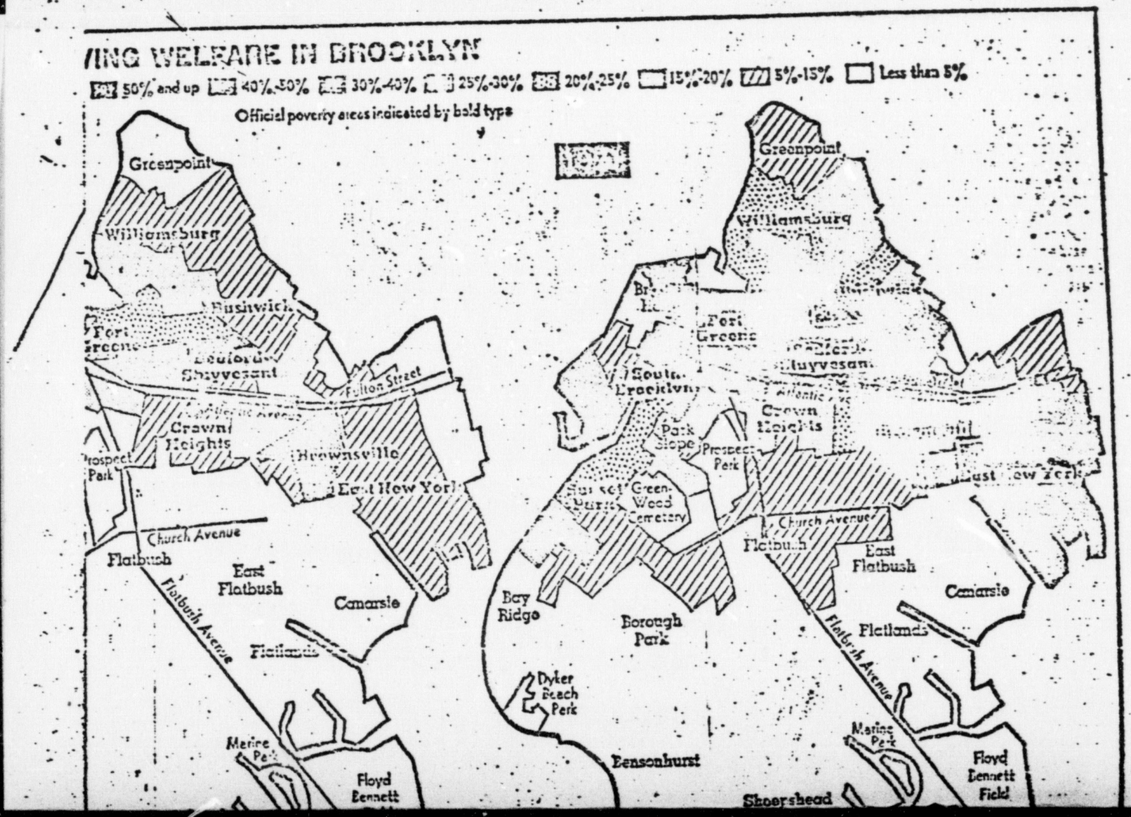
Dr. Burstein's report shows that the six poverty areas in Manhattan had a 13 per cent decline in population between 1965 and 1970, yet an 83 per cent gain in welfare recipients.

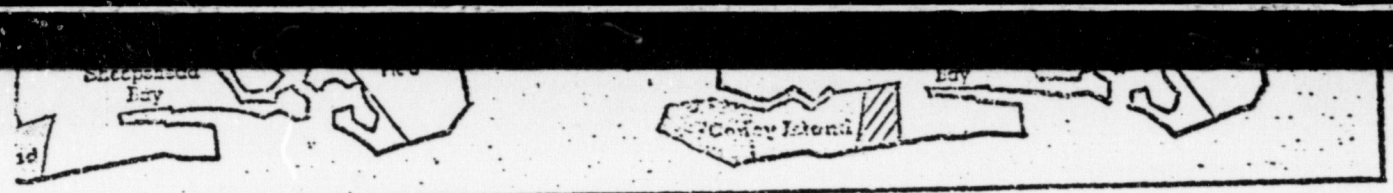
In the 10 Brooklyn poverty areas, there was a slight decline in population in those years, but the welfare rolls more than doubled.

In the Bronx, the five official poverty areas had a slight loss of population but a 137 per cent increase in welfare recipients. Even more striking was the quadrupling of welfare cases in the remainder of the Bronx.

The result, according to Dr. Burstein, is that considerable areas of both the Bronx and Brooklyn that in 1965 were not poor enough to [illegible] by the Federal Government have slipped to that status now. The 26 poverty areas already account for about 40 per cent of the city's population.

The poverty areas with the greatest increase of cases per hundred population [illegible]

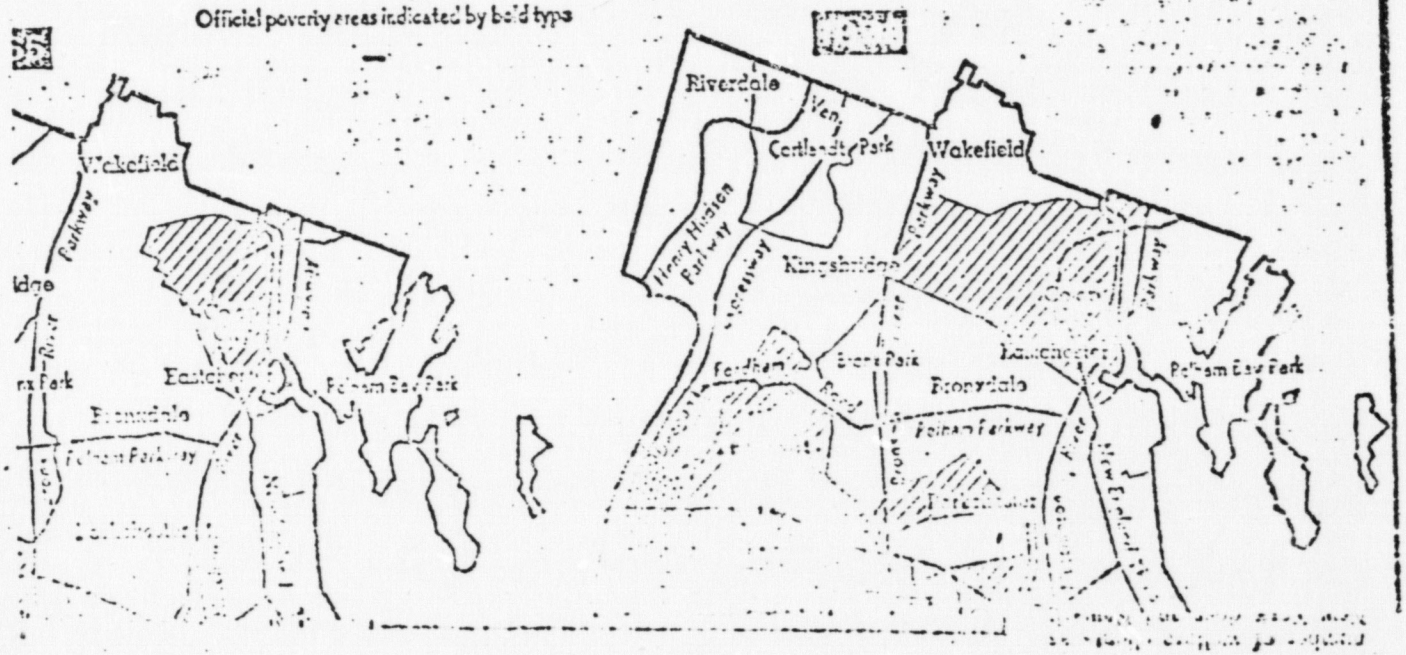




EIVING WELFARE IN THE BRONX

a 50% and up 40%-50% 30%-40% 25%-30% 20%-25% 15%-20% 5%-15% Less than 5%

Official poverty areas indicated by bold type



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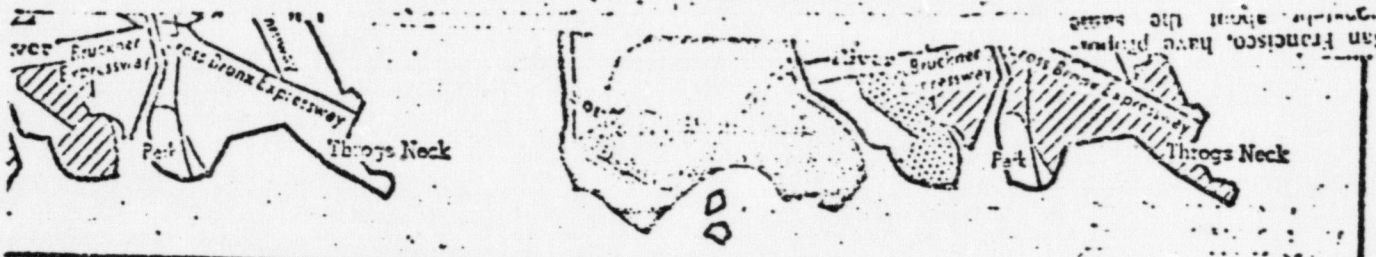

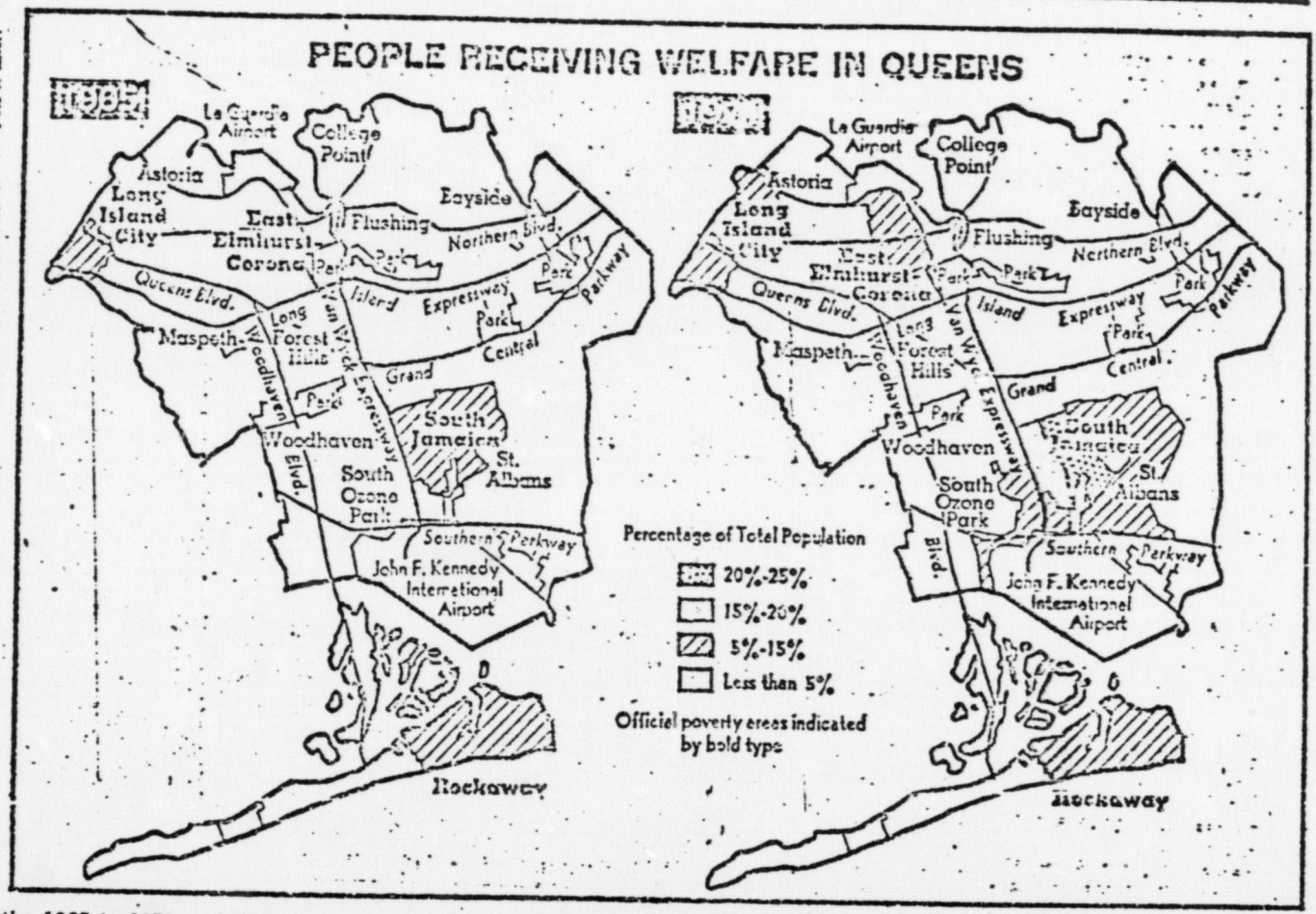

the 1965 to 1971 period were as follows:

Area	% increase in case rate
1. East New York	279

and $622 to 6,819 (ten-fold gain).

In Brooklyn, there were similar increases outside the poverty was in the South Jamaica area, into Southeast Queens, around Long Island City, on the Rockaway

scattered "poverty pockets."

Manhattan, already given over to a large number of

3. Tremont	210
4. School Park	203
5. Dutchwick	204
6. Bronx River	177
7. Crown Heights	164
8. Corona-East Elmhurst	149
9. Mid-West Side	144
10 Hunts Point	142

New Areas Show Rise

Dr. Burstein's figures show that as poor blacks and poor Puerto Ricans moved out of such long-time poverty zones as Harlem, the South Bronx and Bedford-Stuyvesant the result was a sharp rise in welfare percentages in the new areas where they resettled.

For example, he found six health areas, outside the official poverty zones, where the welfare rate in 1965 was below 5 per cent, but by 1971 had jumped to between 15 and 20 per cent of the inhabitants.

In the Mid-West Side Heights area to the Bronx, north of Yankee Stadium, the gain in welfare recipients in four separate "health areas" was as follows: from 871 to 5,[illegible] (more than a six-fold increase); 645 to [illegible] (also more than a six-fold increase); 630 to 3,017 (almost five-fold increase); 210 to 1,[illegible] (more than a five-fold increase).

poverty areas, but on a lesser scale.

In Queens the spread of Peninsula and in the Corona-East Elmhurst section.

Staten Island has seven

spread of welfare families outside of the officially designated poverty areas.

U.S. Approves Welfare Test by Jersey

New Jersey has received Federal approval to test the effect of giving comprehensive manpower services or only normal limited social services to welfare recipients working in public jobs.

The "high" or intensive aid—counseling, job coaching, remedial education, vocational training and follow-up services—would be given to voluntary participants in family programs in Newark and Paterson for whom 707 and 297 public jobs, respectively, would be made available.

[illegible] normally available to relief recipients, including child care, medical, homemaker, family counseling and the work-related cost of transportation, clothing and meals—would go to [illegible]

but the recipients would have to pay for child-care costs out of job income.

A similar—but compulsory—Federal-state test for three areas of New York City is still being processed by Federal agencies. It would provide "high" manpower services for employables in welfare families in Brooklyn, and "low" levels—defined as child-care and transportation costs—for Central Harlem and the South Bronx.

New York and New Jersey, along with California, Illinois and South Carolina, were [illegible] strator projects testing the impact of services. The projects are to be paid for under the Emergency Employment Act of 1971, [illegible] Federal money to create public jobs for the [illegible]

$3,528,000 in Federal funds and $2,808,000 in state funds was sent to New Jersey officials by Elmer W. Smith, regional commissioner of social and rehabilitation service for the Department of Health, Education and Welfare.

New Jersey's proposal said its average welfare family had 3.7 persons, with an average monthly grant of $312. The average expected wage was to be $150 a month, with the average cost of child care for [illegible]

The state said it assumed 65 per cent of the employables volunteering would be women. Sixty per cent of the participants were forecast to be Negro, 11 per cent Spanish-speaking, 70 per cent between the ages of 22 and 44 and 65 per [illegible] with more than school education.

Memorandum

E-893

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

TO : Margaret Myerson, Director, 2.1P

Attn: Joseph Schiffman, 2.1PM

DATE: APR 17 1972

IN REPLY REFER TO:

FROM : Grace E. Malone, Equal Opportunity Division

SUBJECT: EO Review of Low Rent Housing Site, Proposed for Site 30 West 91st Street-Columbus Avenue Area, NYC, NY

Persons Contacted

Jed Abrams, Multi-Family Housing Rep. HUD/ NYAO

Purpose

To inspect the proposed low-rent housing site in terms of compliance with Title VI of the CRA of 1964.

General Comments

Proposed site is being considered for a total of 160 units of housing (25 elderly) in a single site housing program under the Turnkey Development method. The site will be developed with 16 residential stories and ground floor commerical space of fireproof construction.

Recommendation

This site is recommended for approval.

Sites Inspection Report - EO Inspection - 3/23/72

The neighborhood is predominantly residential in land-use character with light commercial and shopping facilities within the immediate area.

The proposed site is in a economically and socially integrated area of the West Side of New York.

Central Park is located one block east of the site, and there are excellent shopping and commercial facilities located on Amsterdam and Columbus Avenues. The proposed site is readily accessible to bus and subway transportation. Public schools and the Goddard Riverside Community Center are also within the immediate area of this site.

Recently many moderate and low income vest pocket developments have been built within the West Side Urban Renewal Area. There are also middle income projects and private two family brownstones which offers proposed site occupants an opportunity to reside in a socially and racially mixed area.

Grace E. Malone
Director

E-894

CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

27 August 1971

Re: West Side URA
Site 30, NY 264
Manhattan

Dr J. Douglas Carroll
Tri-State Regional Planning Commission
100 Church Street
New York, New York

Dear Dr Carroll:

We have received your A-95 review request for Site 30 of the West Side Urban Renewal Area.

This project has been approved by the City Planning Commission (on August 11, 1971) and will be before the Board of Estimate on 16 September 1971.

We find that this project is in accord with the development strategy of the City of New York.

Sincerely yours,

Donald H. Elliott

cc. Executive Director
New York Housing Authority
250 Broadway
New York, New York

CHAIRMAN: DONALD H. ELLIOTT
COMMISSIONERS: GERALD B. COLEMAN / MARTIN GALLENT / WALTER MCQUADE
IVAN A. MICHAEL / CHESTER RAPKIN / JOHN E. ZUCCOTTI

E-895

NEW YORK STATE PLANNING AND DEVELOPMENT CLEARINGHOUSE

Office of Planning Coordination / 488 Broadway / Albany, New York 12207

July 30, 1971

Mr. Joseph J. Schiffman
Program Manager
New York Area Office
Department of Housing and
Urban Development
120 Church Street
New York, New York 10007

Re: PNRS Letter of Intent
Project: 003160
HUD Project
West Side Urban Renewal Area
New York County

Dear Mr. Schiffman:

On July 20 we received the application for the above-noted project and distributed it to State agencies for review. We instructed the reviewing agencies to reply directly to you (copy to us) if they had comments or noted possible problems in connection with the project.

We have since received a copy of a letter directed to you by the NYS Department of Environmental Conservation. They are concerned with the lack of reference to environmental statements as required by Section 102(2) (c) of the National Environmental Policy Act of 1969. We assume that you will be contacting the Department of Environmental Conservation to clarify and possibly resolve this issue.

This letter should considered evidence that you have complied with the requirements of the State Clearinghouse Project Notification and Review System as mandated by OMB Circular A-95.

Sincerely,

Thomas J. McDonald
State Clearinghouse
Administrator

TJM:ms

E-896

New York State Department of Environmental Conservation
Albany, N. Y. 12201

Henry L. Diamond
Commissioner

August 18, 1971

Mr. Ralph R. Lapudula
Director
Production Division
Department of Housing and
Urban Development
New York Area Office
120 Church Street
New York, New York 10007

Dear Mr. Lapudula:

We have received through the A-95 process notification of the HUD West Side Urban Renewal Project, Site 30. Notification of whether an environmental statement will be needed for the project was not included in the Letter of Intent, contrary to the procedures established in Circular A-95 (Revised, February 9, 1971). Because of this omission, we are interested in knowing whether or not an environmental statement will be prepared for the project, and if so, when it will be forthcoming. The Department's position, of course, is that an environmental statement is required.

Sincerely,

John C. Harmon

John C. Harmon
Senior Planner
Central Planning Office

JCH:ns

cc: T. J. McDonald

E-897

Mr. Lefkowitz

Adams

The City of New York

LAW DEPARTMENT
MUNICIPAL BUILDING
NEW YORK, N. Y. 10007

NORMAN REDLICH, Corporation Counsel

OPINION No. 107,740

Hon. Albert A. Walsh
Administrator, Housing and
Development Administration
100 Gold Street
New York, New York 10038

NOV 2 1972

Dear Mr. Walsh:

Your letter dated July 21, 1972 signed by David I. Olinger, Deputy Commissioner, Department of Development, stated that the federal Department of Housing and Urban Development ("HUD") had requested the opinion of this office that the City followed proper procedures in changing the proposed use of Site 30 in the West Side Urban Renewal Area, Manhattan, from partially tax exempt middle income housing to low rent public housing.

Transmitted with your letter was a copy of the HUD request dated July 12, 1972. Its focus was on "whether conversion of the use of Site 30 . . . from the use [originally] specified in the Urban Renewal Plan requires approval by the City Planning Commission and the Board of Estimate . . . ."

A review of the procedures followed by the City suggests that the inquiry was made without full appreciation by HUD that both the City Planning Commission ("CPC") and the Board of Estimate ("Board") did in fact approve the change in use of the site.

The original use, for partially tax exempt housing of moderate rentals, was duly approved in 1966 pursuant to the State's urban renewal law (Article 15 of the General Municipal Law and particularly Section 505 thereof) as part of the local urban renewal plan.

E-898

NOV 2 1972

OPINION NO. 107,740

In 1971 the New York City Housing Authority ("Authority") and the City's Housing and Development Administration ("HDA") decided that the Site should be converted to low income public housing. Under Section 150 of the State's Public Housing Law, the conversion required the Authority to submit, the CPC to report on, and the Board to approve a "plan" and "project" for the proposed low income public housing. Under Section 505 of the General Municipal Law, the conversion, if it constituted a substantial change in the urban renewal plan, also required HDA to submit, the CPC to report on, and the Board to approve such change. As is apparent, the functions of the CPC and the Board are essentially the same under both statutes.

On June 7, 1971 the Authority submitted the proposed plan and project for public housing to the CPC. On June 21, 1971 HDA submitted to CPC a corresponding change in the urban renewal plan. The CPC considered the matters concurrently and after a public hearing reported its unqualified approval of both submissions (Report No. CP-21654 of August 11, 1971). The CPC said, inter alia:

> "The change of site 30 from middle income to public housing is an appropriate shift necessary to help achieve the goals of the West Side Urban Renewal project. We approve the change without qualification."

The plan and project, the CPC report, and a proposed resolution approving them were submitted to the Board on August 12, 1971. The resolution was successively calendared for the Board's public meetings of August 19, September 16, October 14 and November 11, 1971. In each case the published calendar included the full CPC report. On October 14 the Board formally closed the public hearing on the proposed resolution, and on November 11 the resolution (Cal. No. 21) was adopted. The resolution recited that the site was part of the West Side Urban Renewal Plan, and it expressly approved both the CPC report and the plan and project for public housing.

E-899

NOV 2 1972 3.

OPINION NO. 107,740

What may have prompted the HUD inquiry is the fact that the Board's resolution of November 11, 1971 did not specifically refer to amendment of the urban renewal plan. That omission, however, would appear to be merely a matter of form without legal significance. As indicated above, both the Board and the interested public had full advance notice that the proposal before the Board involved conversion of a designated site in the urban renewal area from middle income housing to low income public housing.

Accordingly, it is the opinion of this office that the City followed proper procedures in the use conversion of Site 30. Since the CPC and Board approved a change in the urban renewal plan, it is unnecessary to consider the theoretical question of whether the conversion was the type of change which required such approval. The recent case of Margulis v. Lindsay, 31 N Y 2d 167 (1972), however, casts some doubt on the necessity for such approval.

Sincerely,

NORMAN REDLICH
Corporation Counsel

E-900

John B. Haylett, Director New York Area Office

December 14, 1972

2.1G(Weiss)5171

David P. McKeon, 2.1G

Plan Change for Site 30, West Side Urban Renewal Area

You have requested an opinion as to whether New York City has properly amended its Urban Renewal Plan for the above area, to change the designation of site 30 from middle income housing to low rent. This change will enable the New York City Housing Authority to submit its application to HUD for development of a project on such site.

It is my opinion that a plan change has been legally effectuated by New York City. This conclusion is based on the following:

1) With respect to the initial adoption of a plan which will result in the acquisition of land for urban renewal purposes, Federal law requires approval by the local governing body after a public hearing. (Housing Act of 1949, Sections 105 (c) and (d)). State law further requires prior approval by the local planning board, if any, after a public hearing. (General Municipal Law, Section 505)

2) There are no federal or local statutory requirements respecting plan amendment. HUD Handbook (HUM 7207.1 Ch. 4, Par. 2) requires that "plan changes must become the same local approvals as original submissions". The distinction traditionally made by HUD, between major and minor plan changes, is that major modifications require public hearings by the planning board and the local governing body, prior to adoption of resolutions amending the plan. Minor plan changes, however, may be made exclusively by resolutions of both such bodies. (See attached sheet)

3) The instant plan change is deemed to be minor.

4) The West Side Urban Renewal Plan provides that the plan may be modified by the City of New York. Since the change on site 30 is a minor change we would normally require resolutions by the City Planning Commission and Board of Estimate without public hearings.

The Housing and Development Administration submitted the approval of the Planning Commission and took the position (see letter of August 14, 1972) that such approval was sufficient without reference to the Board of Estimate. The Planning Commission did expressly approved the urban renewal plan change simultaneously with the plan [illegible] submitted by

E-901

On July 12, 1972, we requested either a resolution of the Board of Estimate, or an opinion of Counsel that the proper procedures had been followed. In its opinion dated November 2, 1972, the Corporation Counsel stated that the urban renewal plan had been properly revised amended since the Board of Estimate had considered the Planning Commission's report and had, in effect, approved the plan change concurrently with its resolution of November 21, 1972 approving the Plan and Project. Although no specific reference was made to the urban renewal change, it was clearly the intent of the Board to designate the use of this site for low rent housing.

We concur with the Corporation Counsel that the Board did give substantive approval to the change and that the failure to use the proper language is, as stated by the Corporation Counsel, a "matter of form without legal significance". We do not believe that resubmission to the Board for its formal approval is required.

Area Counsel

cc: CFile
2.1G Chron
2.1G McKeon-Weiss
2.1G Schiffman
2.1G Horowitz
Meyerson
2.1G Reading

2.1G WEISS:mab 12/14/72

2.1G Weiss

2.1G McKeon

E-902

19 APR 1967

NEW YORK STATE
LOCAL APPROVALS FOR URBAN RENEWAL PLAN CHANGES:
SECTION 505, ARTICLE 15, NEW YORK GENERAL MUNICIPAL LAW

I. MINOR PLAN CHANGE

After receipt of a proposed plan change that is deemed to be minor, the LPA should be advised that, to facilitate BURD review, they must submit the following documentation:

1. Evidence of Approval from the New York State Division of Housing and Community Renewal pursuant to New York General Municipal Law, Section 511.

2. An Opinion of Counsel on the plan change.

3. Evidence of Consent to the plan change from any affected redevelopers. (Such evidence may take the form of either Statements of Consent from affected redevelopers or a statement in the opinion of Counsel to the effect that such consents have been obtained or, if they are not to be obtained, the reasons).

4. A certified copy of resolution of the LPA adopting the plan change.

5. A certified copy of resolution of the Local Governing Body of the locality approving the plan change.

6. Evidence of the approval of the change from the locality's Planning Commission or Board; it is preferred that this take the form of a resolution.

The LPA should also be advised to take care that it follow the procedures outlined in the Urban Plan (Section "F") in adopting the Plan Change.

II. MAJOR PLAN CHANGE

All of the foregoing, plus necessary public hearings of planning commission and local governing body of the locality, together with affidavits of Publication of Notice of each such hearing along with certified minutes of respective hearings.

E-903

HOUSING AND DEVELOPMENT ADMINISTRATION
100 GOLD STREET, NEW YORK, N. Y. 10038
ALBERT A. WALSH, Administrator

State of New York DEPT. HSG. & URB. DEV.

AUG 16 1972

N.Y.A.O.
REC'D

August 14, 1972

Re: West Side Urban Renewal Area
Project No. N. Y. R-43
Site 30

Mr. John E. Maylott
Director, New York Area Office
Housing and Urban Development
120 Church Street
New York, N. Y. 10007

Dear Mr. Maylott:

The following data are submitted in response to your letter of July 12, 1972, to assist you in reaching a favorable decision on the development of Site 30:

1. Copy of (1) HDA letter of June 4, 1971 to the City Planning Commission requesting change of designation of Site 30 from "partially tax exempt housing at moderate rental or carrying charges" to "public housing", pursuant to the Minor Change provision of the Urban Renewal Plan, and (2) reply of Chairman Elliott of City Planning Commission, August 16, 1971, approving the Minor Change.

   As you know, the City Planning Commission has the power to approve such "minor changes" without reference to the Board of Estimate. However, both the City Planning Commission and the Board of Estimate also approved the proposed public housing project for Site 30 after public hearings. Thus, the change in the Urban Renewal Plan has, in effect, been the subject of public hearings before both such bodies.

2. (1) List of all sites in occupancy and under construction, date of initial occupancy, funding program, and number of tenants in each rental range. All of the families in the lowest rental range receive family subsidies from public sources (leasing, rent supplements, welfare, etc.),

E-904

HOUSING AND DEVELOPMENT ADMINISTRATION
100 GOLD STREET, NEW YORK, N. Y. 10038
ALBERT A. WALSH, Administrator

New York DEPT. HSG. & URB. DEV.

AUG 16 1972

N Y A O
R E C'D

August 14, 1972

Re: West Side Urban Renewal Area
Project No. N. Y. R-43
Site 30

Mr. John B. Maylott
Director, New York Area Office
Housing and Urban Development
120 Church Street
New York, N. Y. 10007

Dear Mr. Maylott:

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1. Copy of (1) HDA letter of June 4, 1971 to the City Planning Commission requesting change of designation of Site 30 from "partially tax exempt housing at moderate rental or carrying charges" to "public housing", pursuant to the Minor Change provision of the Urban Renewal Plan, and (2) reply of Chairman Elliott of City Planning Commission, August 16, 1971, approving the Minor Change.

   As you know, the City Planning Commission has the power to approve such "minor changes" without reference to the Board of Estimate. However, both the City Planning Commission and the Board of Estimate also approved the proposed public housing project for Site 30 after public hearings. Thus, the change in the Urban Renewal Plan has, in effect, been the subject of public hearings before both such bodies.

2. (1) List of all sites in occupancy and under construction, date of initial occupancy, funding program, and number of tenants in each rental range. All of the families in the lowest rental range receive family subsidies from public sources (leasing, rent supplements,

E-905

(2) list of all sites presently in planning, anticipated date of occupancy, funding program, and type of family subsidy planned, and
(3) HDA policy for tenanting West Side Mitchell-Lama, Mitchell-Lama/236 and FHA-insured developments.

3. Procedure adhered to in renting of Leader House.
The HUD letter of June 19, 1972 specifying "Occupancy by no more than 40 per cent of tenants receiving family subsidy from public sources" arrived at a time when 47 per cent of the units in Leader House had already been rented to families receiving either public housing or welfare assistance. However, subsequent renting is in line with federal policy, which we understand is consciously designed for the sole purpose of achieving a socio-economic mix. In future projects the 40% guideline will be followed so as to develop mixed income projects as an improvement over projects occupied only by groups within a single narrow income band.

Applicants are being and will be screened strictly on an individual basis as to their desirability as tenants; this screening is applied in a completely evenhanded manner regardless of source of income, both to those applicants whose earnings enable them to pay basic rents, higher rents or market rents and to those who receive a subsidy.

Your early decision on Site 30 is a pivotal one upon which development of the remaining sites depends.

Sincerely,

Albert A. Walsh
Administrator

atts.

cc: Hon. Joseph J. Christian

Hon. Simeon Golar

E-906

June 4, 1971

City Planning Commission
2 Lafayette Street
New York, New York 10007

Re: West Side Urban Renewal Area
Minor Change (Parcel 30)

Gentlemen:

In view of rising construction costs and increased rentals, it is necessary for us to provide additional low income housing in order to meet current community housing needs. The Housing Authority has agreed to develop Parcel 30 as a turnkey public housing project containing approximately 160 units.

We therefore request that designation of Parcel 30 as "partially tax exempt housing at moderate rental or carrying charges" be changed to "Public Housing." It will also be necessary to change the number of zoning rooms from 660 to 675 and to permit open parking on this Housing Authority Parcel for 18 spaces. This change complies with the present zoning of the site. The Commission is requested to authorize these changes under the Minor Change provision of the Urban Renewal Plan.

Enclosed are the corrected pages of the Urban Renewal Plan and a corrected copy of Map 3 "Redevelopment Areas Land Use Map."

Your immediate action on this matter would be greatly appreciated.

Sincerely,

David S. Olinger
Deputy Commissioner

Enclosure

E-907

CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

August 16, 1971

David S. Olinger, Deputy Commissioner
Housing and Development Administration
Department of Development
100 Gold Street
New York, New York 10038

Re: West Side Urban Renewal Area
Minor Change (Parcel 30)

Dear Mr. Olinger:

This is in reply to your request for a minor change in the West Side Urban Renewal Plan involving site 30 on the west side of Columbus Avenue between West 90th and West 91st Streets.

The Use designation of this site is to be changed from "partially tax exempt housing at moderate rental or carrying charges" to "Public Housing." This change will also include a slight increase in the controls from 660 to 675 zoning rooms and to permit open parking on this Housing Authority Parcel for 18 spaces, complying with the present zoning of the site.

On June 23, 1971 the City Planning Commission held a public hearing on the proposed Housing Authority project for this site. This change in the Urban Renewal Plan was thus in effect the subject of a public hearing.

The City Planning Commission on August 11, 1971 approved this change as a Minor Change concurrently with its approval of the New York City Housing Authority's proposal for the development of low income housing for site 30 in the West Side Urban Renewal Area.

Sincerely,

Donald H. Elliott

Donald H. Elliott
Chairman

CHA..... H. ELLIOTT

Commissioners: [illegible] / MARTIN GALLENT / WALTER McQUADE
[illegible] / CHESTER RAPKIN / JOHN E. ZUCCOTTI

E-908

WEST SIDE URBAN RENEWAL AREA
Redevelopment Sites in Construction or Completed

Site	Du's	Finance Program	Date Completed	Rent Per Room (exclusive of utilities 11-25	26-45	46-65	66+
1,2 & 3	417	State Limited Profit	Jan. 1969	82	335		
5	216	City Limited Profit	Oct. 1972	60		156	
6	247	State Limited Profit	Oct. 1969	75	172		
7	228	City Limited Profit	Oct. 1972	68			160
8	207	City Limited Profit	April 1967	41	166		
10	248	City Limited Profit	Oct. 1970	72		176	
11	193	City Limited Profit	May 1967	39	154		
12	189	City Limited Profit	Oct. 1968	39	150		
13	245	City Limited Profit	Nov. 1968	48		197	
14	120	City Limited Profit	April 1967	24	96		
15	70	Fed. Public Housing	May 1965	70			
16	161	City Limited Profit	April 1967	33	128		
17	235	City Limited Profit	Mar. 1967	44	191		
20	279	City Limited Profit/236	Aug. 1972*	81	198		
21	202	City Limited Profit/236	June 1971	61 **	141		
22	123	City Limited Profit/236	June 1971	25 ***	98		
24	199	City Limited Profit	Dec. 1969	57		142	
25	168	Fed. Public Housing	Sept. 1965	168			

WEST SIDE URBAN RENEWAL AREA
Redevelopment Site in Construction or Completed

Site	Du's	Finance Program	Date Completed	Rent Per Room (exclusive of utilitie) 11-25	26-45	46-65	66+
27	48	City Limited Profit	Aug. 1973 *	13			35
29	399	State Public Housing	Jan. 1965	399			
31	179	City Limited Profit	Mar. 1971	20		159	
36	189	221 (d) 3	Dec. 1971	38	151		
38	158	Fed. Public Housing	Aug. 1965	158			
otals:	4,720			1,725 (Plus 66 Welfare Families)	1,970	830	195

* Estimated

** In addition there are 46 welfare families
*** In addition there are 20 welfare families

E-909

E-910

WESTSIDE URBAN RENEWAL AREA.
Redevelopment Sites in Planning

ite	Du's	Finance Program	Estimated Completion Date	Rent Per Room (exclusive of util			
				$11-25	26-45	46-65	66+
4	264	Fed. Public Housing	Winter 1974	264			
9	212	City Limited Profit/236	Spring 1975	64	148		
[illegible]	52	236 Rehabilitation	Fall 1973	10	42		
23B	Not determined	City Limited Profit/236	Not determined	Not determined			
38	188	City Limited Profit/236	Spring 1975	56	132		
39	160	Fed. Public Housing	Fall 1974	160			
32	236	City Limited Profit/236	Fall 1976	71	165		
25	348	City Limited Profit/236	Not determined	104	244		
40	217	City Limited Profit/236	Fall 1976	65	152		
41	262	City Limited Profit/236	Fall 1975	79	183		
[illegible]	267	City Limited Profit/236	Fall 1974	80	186		
44	217	City Limited Profit/236	Fall 1976	65	152		
45-46	151	City Limited Profit/236	Not determined	45	106		
Total Units	2574			1063	1511		

E-911

WEST SIDE RELOCATION REPORT - JULY 1, 1972

le-Vested Tenants	Squatters	Former Site Occupants	Emergency Vacate Occupants	Derivitives & Sup'ts.	Total Residentials	Co[illegible]ials
7	3	0	2	0	12	10
10	6	2	4	0	22	2
16	18	1	3	3	41	
12	7	1	0	2	22	
2	3	1	1	1	8	
15	39	1	9	7	62	3
0	0	0	8	0	0	1
10	54	0	3	1	68	3
10	41	0	6	4	61	5
32	17	1	4	6	60	1
16	4	0	0	0	20	1
14	23	1	1	2	41	6
19	15	0	4	1	39	1
15	5	0	1	2	23	
178	235	8	29	29	479	4

E-912

Priority Policy on West Side U. R. Renting in Mitchell-Lama's and Mitchell-Lama's with Sec. 236

Priority of relocatees is as follows:

1. West Side Urban Renewal relocatees (both area as well as F.S.C.'s).

   a) certified relocatee and F.S.O. derivative families

2. City-wide Urban Renewal relocatees pursuant to HUD regulations concerning 235 funds.

3. Emergency Vacate relocatees.

4. Veterans of Vietnam.

5. Relocatees (other than urban renewal) from the greater West Side area.

6. All other City-wide applicants.

E-913-300

For Weekly Report 11

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

April 14, 1972

Mr. S. William Green,
Regional Administrator
H. U. D.
Region 2
26 Federal Plaza
New York, N. Y. 10007

Dear Mr. Green:

In a previous letter to Mr. Joseph Schiffman (enclosed) we indicated our fears that the City's Housing and Development Administration was so changing the West Side Urban Renewal Plan that the original hope for the area, as a center city model for a viable economically and racially integrated community, could not be realized. What is being realized and quite rapidly are our fears.

In briefly reviewing the changes made over the past two years we find that:

1. Two building (Sites 4 & 30) were redesignated from their original economically integrated status to that of all low income Public Housing Authority buildings.

2. Site 23, originally scheduled as an economically integrated new building is being actively considered as a rehabilitated "poor people's" cooperative.

3. HDA announced that all remaining Mitchell-Lama sites would be assisted by 236 funds.

4. Sites 21 & 22, the first of the 236 assisted buildings, were rented with 80% of the units falling in the low income category and to primarily Puerto Rican families thus achieving neither economic nor racial integration.

5. Site 20 is now in the process of being rented in exactly the same manner as sites 21 & 22.

If you will recall, the revised West Side Urban Renewal Plan called for the construction of 8000 new units of housing, approximately 30% of which (2400 units) were to be for low income families.

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

As the accompanying Table indicates, the Plan will produce about 8000 units with the probability that 60% of these units (4893) will be rented to low income families. Obviously this is not the plan which was originally promulgated and for which we all had such high hopes. Even if we were to include the rehabilitated brownstones and the conservation areas (though most of the latter group are on Central Park West and, therefore, fringe the area), the low income percentage for the area remains above 30. That percentage is equivalent to Central and East Harlem, Bedford-Stuyvesant and Hunts Point.

In viewing the New York Times map (enclosed) depicting the spread of poverty in Manhattan, the change in the Mid and Upper West side areas is painfully apparent. We assume and hope that the Federal Government's new approach to housing is geared to keeping areas from moving in the "darker" portions of the map.

When we wrote you last December, your agency was not in a position to evaluate the City's use of Federal funds. We knew then that the Section 236 program was to aid "Rental Housing for Lower Income Families", and that the City was using that program to aid truly low income families while depicting it as a tool for "moderate" income housing, and then using that "moderate" income housing as a substitute for middle income housing.

Recently, however, new Federal guidelines have been established which, we feel, offer some solution to our problems. It is now possible to keep a City from overburdening a neighborhood with a disproportionately large number of low income families. We feel the West Side Urban Renewal Area is in imminent danger of being overburdened in just that way. We ask you, then, to consider evaluating the West Side Urban Renewal Area as a community on the "tipping point" so that all applications for funds for buildings having or probably having more than 30% reserved for low income families would be disapproved. We feel that other means must be found to complete the Area which will both house its legal relocatees and preserve it as a model for urban renewal.

As citizens and taxpayers we cannot help but look to your agency, the primary source of building funds, to follow the new Federal guidelines so as to insure that other areas and communities absorb

E-915

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

their fair share of low income families. It is the most viable, sensible and humane solution to what we all acknowledge to be a monstrous problem. Certainly the needs of the poor will not be met by massing them into a few areas...that can only result in overwhelming these areas and their resources. Similarly, the needs of middle-income peoples will not be met by creating living conditions that are overwhelming to and incompatable with their life styles and so cause them to leave an area that desperately needs their stabilizing influence.

We have documentation for the facts contained in this letter as well as additional facts which we would like to present to you in the near future at a meeting.

Very truly yours,

CONTINUE

JLF/mm
Enclosures

Dr. Jerome L. Fine
Chairman

E-916

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, Ph.D. — Mrs. Roberta B[illegible], Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

December 29, 1971

Joseph Schiffman - Program Manager
D
York Area Office
Church Street
York, N. Y. 10007

Mr. Schiffman:

[illegible]er our recent meeting, we would like to present our concerns [illegible]t the West Side Urban Renewal Plan and of the recent redesignation [illegible]site 30 in particular. Our understanding is that shortly you [illegible] be considering the funding of site 30 as a Housing Authority [illegible]ect. We feel it is most urgent that this site be considered [illegible]art of the total WSUR Plan and not as an individual building [illegible]ng no relation to a previously established and community [illegible]oved plan.

[illegible]ust be seen as part of an attempt to alter significantly the [illegible] as promulgated to the public over the past decade and which [illegible]lted in considerable investment on the part of individuals, [illegible]ness and governmental agencies. And without their investment [illegible]e would be no plan. This revision changes the agreed upon mix [illegible]ltering individual sites--with and without due process--one [illegible] time, thus giving the impression that the integrity of the [illegible]c Plan remains intact.

[illegible]e we realize that our concerns may not be part of your official [illegible]elines, we feel that consideration of them is both logical and [illegible]rative.

1. There has been movement towards additional low-income [illegible]dings in the past few years. We feel this is not in the interest [illegible]he total plan although it may be in the political interest of [illegible] present City Administration. In this regard we must mention [illegible] success of integrated housing in this neighborhood which is [illegible] true basis of the plan. Its success to date is obvious. This [illegible]ciple should not and need not be compromised.

[illegible]ifically, about two years ago, Site 4 a 297 unit building was [illegible]signated from an integrated to an all low-income building.

E-917

INTINUE Arthur C. Logan, M.D., Chairman. — Jerome L. Fine, Ph.D — Mrs. Roberta B. Gratz, Co-Chairman

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

The city at that time claimed they needed only this one more site to house the areas' legal relocatees.

Just last month the City redesignated site 30 - a 160 unit building- scheduled for integrated status, to an all low-income site.

These redesignations are with due process since they were approved by the Planning Commission and Board of Estimate.

2. In addition to the "due process" changes, the city has found a new approach that effectively redesignates a building without due process. In the area's first two full 236-funded buildings which were recently completed--Sites 21 and 22-- units promised and intended for moderate/middle income families were rented to low-income families on full or partial public assistance. For the 325 units in the two buildings, 30% are leased public housing units, 20% are given over to families on full public assistance and 30% to families on partial public assistance--in all, 80% of these tenants are low-income families.

We must reiterate that these buildings were supposed to house 30% low-income and 70% moderate/middle-income families. We must add further that an additional 2500 units of 236 funded moderate/ middle-income units are planned by the city to complete the WSUR Plan.

We face then the real possibility of large numbers of moderate/ middle-income units given over to welfare families in 236-funded buildings. We have been told by HDA in this regard that site 20 soon to be completed-the third full 236 funded building in the area-will have the same "economic integration" as sites 21 & 22. We have also been told by HDA that sites 23 and 45-46 are actively being considered for rehabilitated low-income sites. In terms of the city's previous record, we wonder how many future sites the city will redesignate to full public housing.

Collectively these changes are certainly of "major" proportions: The Plan officially now calls for 2500 units of low-income housing. If the Plan were completed without the site 30 change and with a total of 30% low-income unites in each remaining building, the Plan upon completion would house 3,498 low-income families.

E-918

NTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

Projections based on HDA statements and current practices indicate that the area will eventually house some 4,850 low-income families. When is a change considered major?

Final comment--The city's only rationale for increasing low-income units is that it is necessary to house the area's relocatees or to house them faster. The facts, however, are that the area now has some 727 active relocatees. Within the next few months sites 5, 7, 20 and 36 will be completed and occupied reducing the active relocatee load to under 400. In addition, several other houses, the construction of which has been needlessly delayed by HDA, can and should be started so that within the next 18 months all legal relocatees can be housed. This can be accomplished without any further changes in the Plan--including site 30--and without disturbing the miximum 30% aggregate low-income within each house, because the Plan now calls for almost twice as many low-income units as there are legal relocatee families.

Surely more judicious and appropriate use of 236 funds by HDA can result in the kind of economic integration envisaged by the WSUR Plan. Partial application of 236 funds, as is currently being utilized for sites 5 and 7, could offer some solution for the future. But our organization feels that since federal funds make the Plan possible, federal responsibility must be exercised to achieve the true economic integration promised by the Plan.

We hope that in light of these facts your agency would consider the redesignation of site 30 to public housing as an error and as part of a series of costly mistakes in social planning made by the city administration. The proposed redesignation of site 30 to non-integrated public housing would be an error. We ask that you deny its approval and that you work towards assuring the proper use of 236 funds for buildings in the WSUR area.

Very truly yours,

Jerome Fine

Dr. Jerome Fine, President

Mrs. Roberta Brandes Gratz

Mrs. Roberta Brandes Gratz, Vice-President

Statistical enclosures to follow

E-919

TABLE 1

WEST SIDE URBAN RENEWAL AREA

HOUSING UNITS — ORIGINAL, PRESENT and PROJECTED

	Original Plan		Completed Remaining Sites As in Original Plan		Completed Projections for Future Changes	
	Housing Units		Housing Units		Housing Units	
	Low	Middle	Low	Middle	Low	Middle
Completed to date[1]	-	-	2290	2198	2290	2198
Sites planned for 236 aid[2]	-	-	695	1634	1863	466
Sites 5, 7, 36[3]	-	-	166	467	166	467
Site 27	-	-	13	35	13	35
Site 30[4]	-	-	40	120	160	-
Site 4[5]	-	-	89	208	297	-
Site 23[6]	-	-	42	98	104	-
TOTAL	2500	5500	3335	4760	4893	3096
APPROXIMATE % OF LOW INCOME TO TOTAL UNITS	30		40		60	

1 Incudes sites 1, 2, 3, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24, 25, 29, 31 and 38 plus 382 units of adjacent offsite housing for legal relocatees and 276 rehabilitated units in brownstones for low income families.

2 These sites have been promised as 236 assisted buildings. The projections are based on actual experience with the only completed 236 assisted buildings in the area where at least 80%of the units are rented to low income families.

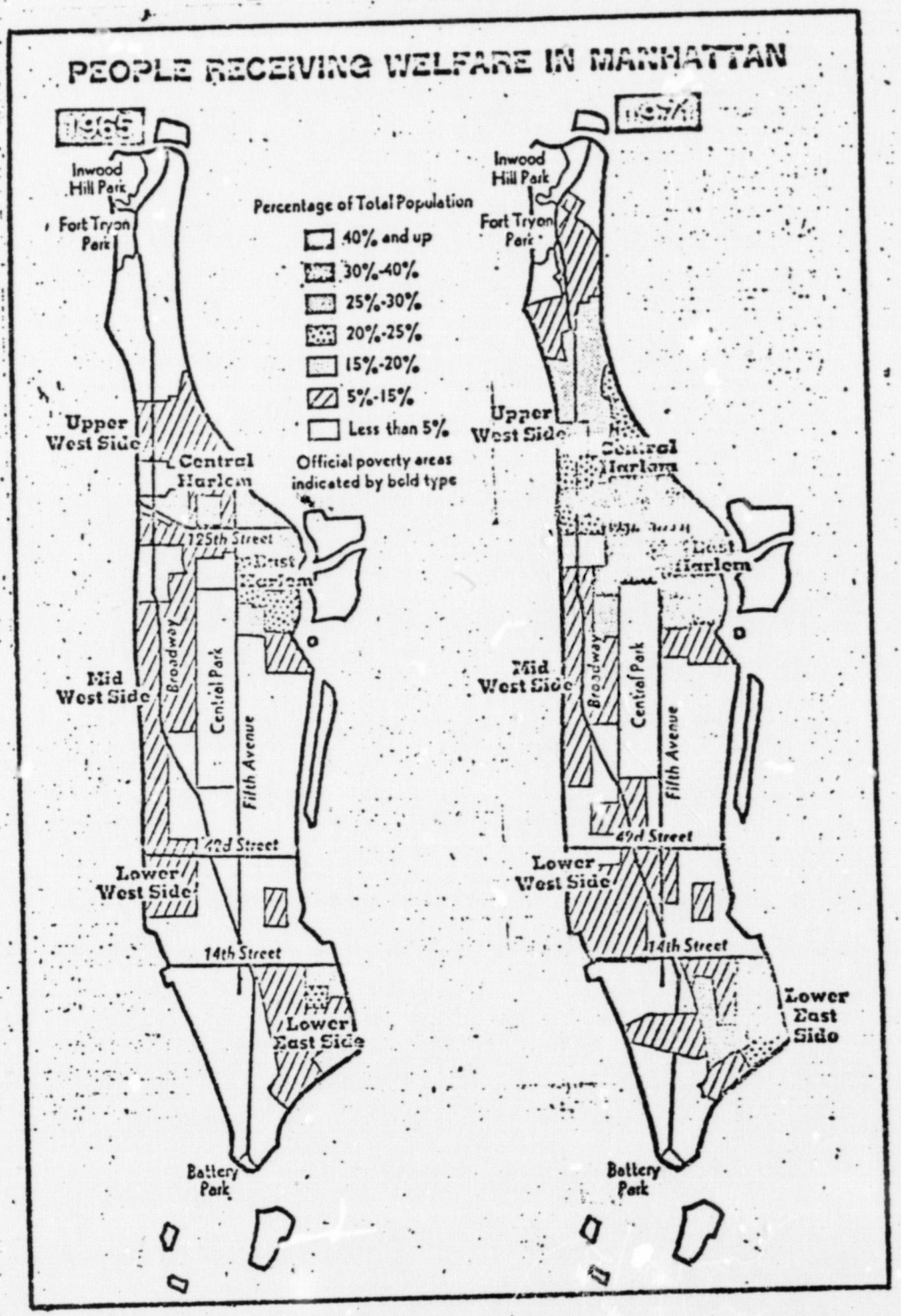
3 We have information that site 36 has substantially more than 30% low income families, but since that information has not yet been substanciated, we have included it as a 30% building.

4 This site has Bd. of Estimate and Planning Bd. approval for redesignation as an all low income Housing Authority building.

5 Same as 4. In addition, we under stand that New York State's UDC is concluding negotiations to build turnkey public housing on this site.

6 This site is being actively considered for redesignation as a "poor people's" cooperative. We have, therefore, used its present number of units as our projected figure.

E-920



Borough maps, prepared by The New York Times from official figures from Human Resources Administration and census totals, show the percentage of the population in each of the city's 348 mile-square "health areas" receiving welfare assistance in 1965 and 1971. The darker shadings indicate higher percentages. In seven "health areas" more than half the population is on welfare.

E-921

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairman

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

June 6, 1972

Mr. [illegible]. William Green
Regional Administrator
H.U.D., Region 2
26 Federal Plaza
New York, New York 10007

Dear Mr. Green:

At the May 31, 1972 public meeting of Stryckher's Bay Neighborhood Council, a report was given of a meeting held with HUD and attended by lawyers of various groups. During the discussion of this meeting, Councilman Theodore Weiss and Father Farrelly spoke about another meeting held in March with Mr. Maylott. It was claimed that at the March meeting Mr. Maylott assured them that while HUD was required by law to review the qualifications of Site 30 for funding, the review would just be a formality. He was alleged to indicate that as long as Mayor Lindsay considered Site 30 to be the City's number one priority for Housing Authority money, he would not interfere with City policy and the application would be approved.

Councilman Weiss in a personal conversation subsequent to the SBNC meeting of May 31 said that Mr. Maylott simply indicated his feeling that application of the federal guidelines would not adversely affect the funding of Site 30 if it continued to have the City's priority for Housing Authority funds.

We do not feel Mr. Maylott prejudged the situation or entered into any arrangements concerning it. Our relations with Mr. Maylott lead us to believe that he is an informed, responsible public official. We felt and continue to feel that his evaluation of Site 30 and the remaining sites in the West Side Urban Renewal Area would be fair, just and responsive to the facts. But since at least one community group, SBNC, left the March meeting with Mr. Maylott believing that an understanding or arrangement had been reached, serious questions are raised in the public's mind as to future decisions by HUD regarding the WSURA: Will the issues be decided on the basis of priorities established by the federal guidelines or by Mayor Lindsay? We understood that the federal guidelines were promulgated initially, at least in part, to insure that local governments would not be allowed to abuse the use of federal funds for low-income housing. If Mr. Maylott, however, has decided to follow Mayor Lindsay's decision rather than be guided by the results of an independent study, then the purposes of the federal guidelines have been nullified. The propriety of Mr. Maylott's alleged agreement and of the meeting itself, when other groups were refused even telephone contact with HUD officials, must be seriously considered.

While feeling strongly that the positions CONTINUE has taken on the future development of the WSURA are correct, we have looked forward to their being validated by the results of an impartial evaluation based on reasonable criteria which take into account both short and long range human, sociological and economic goals. We continue to hope that HUD will make such an evaluation. We continue to hope, moreover, that HUD does not avoid responsibility by simply accepting the present City Administration's thinking, or by deciding to leave the area completely because reasonable solutions are either difficult to ascertain or controversial. We feel that HUD has an obligation to the residents of the WSURA and other such areas that it has agreed to finance and father. We continue to hope that this obligation will be met.

With these goals in mind and in fairness to all concerned, we propose the following:

1. That if any agreements concerning the disposition of sites in the WSURA have been made, they be dissolved or repudiated, and that the decisions be made on the basis of a fair and impartial study.

2. That the full basis of all decisions made regarding the issues under consideration be made public and available.

We hope that these proposals meet with your approval and look forward to your reply.

Very truly yours,

CONTINUE

Jerome L. Fine, Ph.D.
Chairman

JLF/lh

cc: Eugene Morris, Demov & Morris
Milton Carrow

E-923

CONTINUE
P.O. Box 225
New York, New York 10024

June 6, 1972

Mr. John Maylott, Director
H.U.D.
New York Area Office
120 Church Street
New York, New York 10007

Dear Mr. Maylott:

Additional information has come to light at the most recent Stryker's Bay Neighborhood Council meeting (5/31/72). The attached schedule indicates that the City has found another means of changing the ratiomal of integrated housing arbitrarily and without due process. As you can note, 90% of the three and two bedroom apartments in Leader House have been allotted to leased public housing. While the number of LPH apartments is approximately 30% of the total number of apartments in the building, it is obvious that these apartments have a far larger percentage than 30 of the total number of Leader House's units than tenants. It also seems that almost all the children would be from low income families. We understood that if a building were to have 30% LPH, it meant that 30% of each apartment size would be reserved. Reserving all the larger apartments for LPH effectively excludes middle income families and almost mandates that the remaining apartments be aided by 236 funds.

In addition, Mr. Ocasio of HDA reported that a large number of relocatees were not accepting 236 funded apartments but, instead, were waiting for lower rental LPH apartments. We assume that the relocatee families offered such apartments were found financially able to handle 236 rentals. If this situation is allowed to continue, then the area's relocatees, particularly the small family units, will never be housed. The City, then, will continue to exclude middle income families while bringing more and more low income families into the area, and we feel sure, there will be more lobbying for additional Housing Authority buildings.

Your comments on these issues would be appreciated. We hope you will take them into consideration when evaluating Site 30 and the remainder of the WSURA.

Very truly yours,

CONTINUE

Jerome L. Fine, Ph.D.
Chairman

E-924

CONTINUE
P.O. Box 225
New York, New York 10024

June 6, 1972

Mr. Albert Walsh
Housing & Development Adm.
100 Gold Street
New York, New York 10038

Dear Mr. Walsh:

Taking all factors into consideration, CONTINUE has formulated what we consider to be a reasonable, and sensible position regarding completion of the West Side Urban Renewal Area.

We feel that Site 30 should be reinstated as an economically integrated building thus freeing much needed Housing Authority funds for use in areas that cannot produce other forms of housing, and that it and all remaining sites be completed on the following basis:

1. 30% (equally applied to mortgage and also operating) to this portion of the building.

2. 10-15% of the building (applied essentially to the 0 and 1 bedroom units) be utilized for housing the elderly WITH 236 FUNDS.

3. The remaining 50-60 % of the building be used for market Mitchell Lama housing. Economics would be initiated so that the market Mitchell Lama rents approximate $30 per room.

There is a need for construction to proceed with all possible haste, in order to avoid, as much as possible, increased construction and financing costs. At the present time innumerable inefficiency and poor planning (much of which can easily be determined) have greatly delayed completion of the plan, and, through rising costs alone, threaten its future.

This plan would preserve the integrity and philosophy of the urban dwelling, fulfilling its obligations to the area's legal relocatees (see attached). We hope you will consider the feasibility of this plan in your present deliberations, and we look forward to your comments concerning it.

Very truly yours,

CONTINUE

Jerry L. Pine, Ph.D.
Chairman

E-925

CONTINUE

P.O.Box 225
New York, New York 10024

June 6, 1972

The Hon. John V. Lindsay
Mayor
The City of New York
City Hall
New York, New York

Dear Mayor Lindsay:

We have not contacted your office in recent months, but we have been actively engaged with members of your administration, our local legislators and HUD officials. In an attempt to update you on the present status of the West Side Urban Renewal Area, we have attached several exhibits. Most important are the statistical tables, based on HUD figures and announced policies, which represent actual, if conservative, projections for low and middle income housing in the WSURA. As you will note, 62% of new construction for the area is or will be reserved for low income housing. In looking at the breakdown by stages, we go from 40% in the first stage to 84% in the third stage. Clearly these figures neither represent nor make possible the kind of social and economic mix intended for the WSURA.

The issue of Site 30 is important, but I believe your decision to give it the highest priority for Housing Authority funds must have been made without realizing that the 100% 236 funded buildings in our area are essentially all low income — a fact no one really disputes. There are now three such buildings (Sites 20, 21, 22). In addition, other buildings have had practically all their two and three bedroom units assigned to low income families (Sites 5 and 7). Obviously this is not in keeping with the concept of having 30% of the room units (as applied to each apartment size) reserved for low income families. Still another building (Site 36) is 221d3 financed so that its income limits for tenancy does not differ from those of the Housing Authority or those of the 236 funded units.

While many of the families found in these buildings fall into the "working poor" category, the fact remains that middle income families have been effectively excluded from the WSURA. There is no hope in sight — what is not redesignated for an HA building, Administrator Walsh has promised as 100% 236 funded buildings. But legal relocatee families who can afford and are being offered 236 subsidized apartments are refusing them to wait for lower rental HA units thus creating a continuous demand for more and more HA buildings.

What can we do -- we have been patient, we have tried to rely on facts, we have not resorted to emotional appeals in the name of expediency and without

(...cont'd)

E-926

The Hon. John V. Lindsay
June 6, 1972
Page Two

permit for long term human and economic considerations. We came to live in this area (and) be part of building a vital community. We came when others, in large numbers, were fleeing the city. We came because we believed, as you, that New York City -- the New York City of the true side in particular -- was the place for us and our families.

Currently our has over 1,600 families as members and thus represents about 5,000 individuals. We are clearly, the largest, though not the most vociferous, organization in the area. We, as are frequently analyzed and lauded by members of your administration. Our positions are not racist, and our membership is essentially liberal. If our facts are wrong and if our stand is inappropriate to viable humanistic ideals, please set us there. We have the capacity to change, compromise and modify our beliefs, but only for intelligent, cogent reasons. We are, however, not moved by threats, polls, nor epithets. The empty rhetoric of those few loud individuals who cling to ancient positions will neither affect nor change our stance.

The facts at our disposal lead us to propose the following for completing the remainder of the UDAA:

1. Site 30 redesignated as integrated housing allowing such needed Housing Authority funds to be applied to projects in areas that no other building is feasible.

2. All remaining sites (including Site 7 but not including Site 4) to be developed as Mitchell Lama housing with 20% (applied to each predominant size) for low-income housing (using both 221 and 236 funding) and with 10 to 20% of the building as housing for the elderly. The remaining 50-60% should be rented as regular Mitchell Lama. Incentives should be considered so that these units rent for approximately $30 per room.

3. Construction should proceed with haste with special efforts made to resolve problems that cause undue delay, so as to avoid spiraling construction and financing costs.

The single program outlined above would produce much low income units for the needs of our legal relocatees (see attached) while also providing housing for middle income families.

We hope you will consider carefully our suggestions and at least corroborate with our [illegible]. In any case, we look forward to your reply.

Very truly yours,

COMMUNITY

Jerome L. Finn, M.D.
Chairman

CONTINUE 5/20/72

E-927 D

EXISTING AND PLANNED HOUSING UNITS BY STAGE AND INCOME LEVELS FOR THE WSURA*

Stage	Low Income		Middle Income		Total Units	Percentage of Units	
	Completed	Projected	Completed	Projected		Low Income	Middle Income
I 93-97 St.	1,013	466	2,179	42	3,700	40	60
II 90-93 St.	1,346	423	426	73	2,268	78	22
III 87-90 St.	347	1,389	0	322	2,058	84	16
Subtotal	2,706	2,278	2,605	437	--	--	--
TOTAL	4,984		3,042		8,026	62	38

*1. Completed and Projected 100% 236 funded buildings are considered, conservatively, as being 80% low income.

2. 221d3 funded Site 36 is considered 100% low income.

3. Site 23 is considered a 100 unit low income "Poor People's Co-op"

4. The disproportionately high percentage of large units rented to low income families on Sites 5 and 7 are not considered.

E-928

CONTINUE
5/20/72

PROJECTION FOR LOW INCOME UNITS WITH NO PLAN CHANGES*

Low Income Units

Site No.	HDA July 1970	SBNC April 1972
4	297	297
9	51	63
23	42	42
27	13	13
28	48	56
30	40	40
32	72	72
35	105	105
40	78	65
41	78	79
43	72	80
44	63	65
45-6	47	47
	1,006	1,024

*Changing holding sites (23, 35, 45-6) and Site 30 to original status of economically integrated housing.

RELOCATEE NEEDS**

# Bedrooms	0	1	2	3	4	5	6	Totals
On-Site	41	110	101	65	16	9	2	344
Off-Site	42	145	239	115	13	3	0	577
Totals	83	255	340	180	29	12	2	901

**1. Source: HDA, through SBNC 4/29/72

2. It is not known whether deductions have been made from the above totals for those relocatees given apartments in Site 30 -- a 100% 236 funded building.

E-929

EXISTING AND PLANNED LOW-INCOME UNITS FOR THE WEST SIDE URBAN RENEWAL AREA

Completed
Actual Low Income Units

Type	Site No.			
Cooperative	17	47		
	11	39		
	16	33		
	8	41		
	12	38		
	31	15		
	*36	189		
			402	
Rental	14	24		
	1,2,3	42		
	13	42		
	24	57		
	6	37		
	10	72		
	**21)	260		
	**22)	53		
	7	60		
	5	224		
	**20		871	
Housing Authority	15,25,29,38,Hostos House 36 brownstones,54,94,830 Amsterdam		1,453	
				2,726

In Planning
Projected Low Income Units

Type	Site No.			
Housing Authority	30	160		
	4	297		
			457	
Rental	**9,28,32,35,40,41,43,44,45-6	1,688		
	***23	100		
	27	13		
			1,801	
				2,258

Totals:

Low Income Housing

Completed	2,726	
In Planning	2,258	
Total		4,984

Percentage Low Income = 62%

ALL HOUSING

Completed	5,311	
In Planning	2,715	
Total		8,026

*221d3 Income Limits: $5,750-$10,650 (three bedrooms)
**236 Assisted - figured at 80% low income but could go higher
***Planned as "Poor People's Co-op" - estimated units

STATION
ality Episcopal School Corp. v. Goosso N.Y.

E-930.

MEMORANDUM RE WEST SIDE URBAN
RENEWAL AREA - TRINITY SCHOOL

In 1958 the City of New York scheduled for renewal 20 blocks on the West Side of Manhattan. The area designated as the West Side Urban Renewal Area ("the Area") is bordered by Central Park West and Amsterdam Avenue, and extends from 87th to 97th Streets. The area had previously been plagued by deteriorating housing, severe overcrowding and rapidly rising crime rates. The urban renewal plan was thought of not only as a program to clear unhealthy slums, to provide better living accommodations for the dwellers of the area, and to replace cluttered unsightly and obsolescent areas, but it was also deemed essential to the economic survival of the West Side of Manhattan.

The West Side Urban Renewal plan envisioned an integrated community both ethnically, racially and economically. The plan made provision for the area to be occupied by housing units which would contain an economic mix of luxury, moderate and low income families and involved the conservation of good housing, the rehabilitation of deteriorating housing and the demolition and reconstruction of deteriorated housing.

In various speeches representatives of the city including the then Mayor, stated that one of the prime objectives of the West Side Urban Renewal Plan was to prevent residents with middle incomes from leaving the Area and the City. To carry out and effectuate this plan, the city sought to induce the residents of middle and upper income still remaining in the area, to remain. They were shown plans and maps of what the Area would look like including the economic breakdown of particular buildings and blocks. Parks and playgrounds and shopping areas were glowingly depicted. All kinds of housing program inducements were made to the public to encourage participation in the rebuilding of the West Side.

The stated objectives of the urban renewal plan were to preserve the diverse ethnic population which once characterized the area and provide adequate low and middle income housing. This it was felt would insure economic integration. The plan required that up to 30% of the Mitchell Lama housing units would be reserved for low income tenants. It was the avowed purpose of the planners "to retain a heterogeneous population while completing renewal." (New York City Planning Commission Plan for New York City, 96, 97 and 98 [1969]).

The carefully thought out objectives of the plan, aimed at attracting and keeping a solid middle class group which originally promised an economic revival of the area, and a stop of the flow of middle income whites out of the area, have been undermined by the subsequent actions of the government agencies having jurisdiction in the area. Responding to pressures from various groups in the community, these agencies have altered the

original plan so that the Area has become known for the large number of public housing units that it contains. Once again the Area is generating a panic flight of whites. Once the proportion of non whites exceeds the limits of a neighborhood's tolerance for interracial living, the white population begins to depart. This is the sociological phenomena known as the "tipping point". The tipping point must be acknowledged and dealt with if racial integration is to be achieved.

Community groups have used these factors to build interracial communities. Their results have been successful but only where they have maintained a fixed ethnic mix. By planning and maintaining a fixed number of low income units in the area, planners would have been able to provide a basis of truly integrated living.

Trinity School has had a long standing involvement in the west side of Manhattan. It is a private non-sectarian, elementary and secondary school located in the area between West 91st and West 92nd Streets between Columbus and Amsterdam Avenues, and has been in existence for more than 200 years. The School, its students and teachers prior to the promulgation of the "Plan" were threatened daily by the decaying conditions characteristic of the West Side. The School looked to the renewal of the West Side with great hope and this hope seemed justified with the publication of the objectives of the Urban Renewal Plan which to Trinity represented a commitment by the City to a total revitalization of the neighborhood.

At about the same time that the Urban Renewal Plan was being developed, the Board of Trustees of Trinity School, agonized by the problems of its continued operation on the west side of Manhattan, decided to remain in its present location, and indeed to expand its school facilities through the acquisition and development of Site 24 located on the west side of Columbus Avenue between 91st and 92nd Streets immediately adjacent to the existing school site which it had occupied for many decades. This decision represented a commitment by the Trinity community to the City of New York, to the ideals expressed in the Urban Renewal Plan for the west side and to the social virtues inherent in the development of a truly integrated community. The School, relying upon the assurances, representations and promises of the City administration, invested in excess of $4,000,000 of its endowment and building funds into the development of Site 24 as a combined school and Mitchell Lama housing unit on the air rights above the school.

Originally the urban renewal plan called for the development of public housing only on Sites 25 and 29, across the street from the existing Trinity School. However, Sites 21 and 22 have also been developed as low income housing. The conversion of these sites plus the proposed conversion of Site 30 from Mitchell Lama housing to low income housing has substantially altered the complexion of the urban renewal area and has tragic implications for the future of the neighborhood and of the city as a whole. Once again there exists the grave risk of creating an economic and racial ghetto on the West Side.

Trinity School has been substantially injured as a result of the radical changes in the original plan. It is a disastrous setback not only for the school but also for the people of the West Side who have made investments and commitments going back 10 years based upon the representations made by the governmental agencies connected with this unique project.

CONCLUSION

The Trinity School has acted in good faith upon the representations made to it by the City, State and Federal governments concerning the nature, objectives and effectuation of the West Side Urban Renewal Plan. It has engaged not merely in the rhetoric of brotherhood, but has chosen to remain in the area and has made substantial investments in what it believed was a unique and democratic Urban Renewal Plan.

As a result of both minor and major changes made in the Urban Renewal Plan, the entire complexion and character of the area has and will be changed and it is inevitable that the process of deterioration will begin again.

Accordingly, the Federal Department of Housing and Urban Development in reviewing the proposed conversion of Site 30 from Mitchell Lama moderate income housing to low rent public housing should take all of the factors mentioned herein into consideration and should deny the requested conversion under the Project Selection Criteria of HUD published on January 7, 1972.

DEMOV, MORRIS, LEVIN & SHEIN
Attorneys for Trinity Housing
Company, Inc. and Trinity
Episcopal School Corporation

E-933.

James Wm. Gaynor
39 Broadway
New York, N.Y. 10006

May 10, 1972

Trinity Housing Company, Inc.
and
Trinity Episcopal School Corporation
c/o Demov, Morris, Levin & Shein
1180 Avenue of the Americas
New York, New York 10036

Gentlemen:

In accordance with your recent request, I am enclosing copies of a Critical Study of the West Side Urban Renewal Project, NYR-43.

It is regrettable that the assigned timetable did not permit an extension of the Study content but, despite such acknowledged limitations, conditions in the West Side Area bear far more eloquent reasoning for the need of prompt, corrective action if the basic concept of the Project is to be salvaged.

Sincerely,

James Wm. Gaynor

James Wm. Gaynor

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A CRITICAL STUDY

OF THE

WEST SIDE URBAN RENEWAL PROJECT, NYR-43

James Wm. Gaynor

May, 1972

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WEST SIDE URBAN RENEWAL PROJECT

Background - The Plan and the Promise

The West Side Urban-Renewal-Area is bounded by 87th and 97th Streets, Central Park West and Amsterdam Avenue, in the center of the Park West-Morningside community. The feasibility of the renewal of the Area was first confirmed in an evaluative study by the City Planning Commission, published in 1958. Subsequently, the Urban Renewal Board was created and designed as the agency responsible for the renewal of the Area.

In May, 1959, the Urban Renewal Board published a Preliminary Plan for the Area. Pointing out that in the past the Park-West Morningside community was among the most desirable residential quarters of New York, the Board cited such basic amenities as Central Park and Riverside Park and the many available transportation services to midtown and downtown Manhattan.

The Plan represented a substantial and more realistic revision of the 1955 sweeping proposal of the Mayor to renew the entire west side of Manhattan from 59th to 125th Streets and from Central Park to the Hudson River, as the initial step to make New York a "slumless" city.

The Plan outlined the conditions in the Area, particularly with respect to structures, traffic flow, tax base, income, ethnic background of the site occupants. The high turnover of population resulted in an out-migration of the white occupants and their replacement by Puerto Rican and black families. The earlier City Planning Commission Study reported a distinct shift in the ethnic composition of the population between

1950 and 1956, with substantial increases in the black population, and particularly in the Puerto Rican population, in contrast to a marked decrease in the remaining white population.

The Plan recognized the problems brought about by the population changes, reflected principally in drastic overcrowding of the residential units and severe enrollment problems in the public schools. Notwithstanding the problems, the plan concluded that "the West Side Urban Renewal Area offers a challenging opportunity: to prove that a well-conceived urban renewal plan, developed in consultation with the citizens of the community involved, can restore a neighborhood to its former high quality without destroying its individual character. In meeting this challenge, the successful execution of the West Side Urban Renewal Plan will demonstrate that a prime, centrally located urban area can be revitalized to produce higher tax returns while housing a broad and sound diversity of economic and ethnic groups".

The Plan included one public housing project, to be financed by the State, and 7400 dwelling units of new private rental and cooperative housing, with one-third in the moderate rental range and the remaining two-thirds to be full tax-paying housing. The Plan estimated a more than fourfold increase in annual real estate tax income from approximately $800,000 to an estimated $3,730,000.

The Preliminary Plan was replaced in 1961 by a formal Project Proposal in which the new housing mix was altered considerably, principally to increase the number of moderate rental units at the expense of the full tax-paying units and to double the number of public housing units. (It should be noted that the various plans for the Area all included

rehabilitation of existing units, possibly more than 3000, but specific completions have not been reported, and available units can only be estimated).

Meanwhile, construction was already underway in the northern periphery of the Area for a large Title I conventional development of 2525 units and a public housing project, the largest in Manhattan, with a total of 2193 units.

In 1968, the Housing and Development Administration published a Progress Report - Community Development Program - which listed further changes in the housing program in the West Side Urban Renewal Project. Again, the major change was the increase in moderate income units at the expense of the full tax-paying units. The public housing units remained constant at 800.

Current Concept

By 1972, however, the entire housing mix was revised in order to accommodate the various financing programs made available to permit low-income families to reside in moderate-income apartments. These included the State Low Rent Assistance Program, Sec. 221, d-3 of the Federal Housing program, succeeded by Sec. 236 and the public housing lease program. The 1972 revisions resulted in the increase of the number of public housing projects from 2 to 6, from 800 units to more than 1200, but most significantly, in the creation of more than 1500 additional units for low-income families within moderate-income developments. The last change has been made possible, in addition to government-assisted programs, by so-called "skewed" rent schedules, whereby higher income families subsidized the charges of low income occupants.

The new housing mix is shown in the following chart, which dramatizes the increase in the low-income accommodations, almost four-fold from the 1961 Proposal of 10.3 per cent to 38.4 per cent, and the complete elimination of full tax-paying units. The HDA breakdown between low-income and moderate-income units within the so-called "Mitchell-Lama" and Sec. 236 middle-income housing developments is based on a ratio of 30 per cent low-income within each development. This breakdown is not accurate within those developments already financed under Sec. 236, inasmuch as the State Department of Social Services has ruled that the Sec. 236 rental schedules fall within the permissible limits for welfare families. Consequently, the 30%-70% ratio does not obtain and conceivably all units could be assigned to welfare recipients. Already, 2 of the scheduled middle-income developments have been tenanted under Sec. 236 and the public housing lease program resulting in an occupancy of an estimated 80% low-income families, with no consideration of ethnic background. Consequently, the HDA Scheduled Program for new construction must be revised drastically if realistic consideration is to be given the experience in tenant selection under Secs. 221 d-3 and 236. The housing mix projections now can be revised to show the possibility that of the estimated 7800 dwelling units, scheduled or completed, as many as 61% could be occupied by low-income families, and 39% by middle-income families. Such a probability would far exceed the occupancy portion of the Area prior to the Renewal Project, which was to "demonstrate that a prime, centrally located urban area can be revitalized to produce higher tax returns, while housing a broad and sound diversity of economic and ethnic groups".

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West Side Urban Renewal Area
New Construction

	U.R.B. Preliminary Plan		U.R.B. Original Proposal		H.D.A. Progress Report		H.D.A. Scheduled Program	
	1959	(%)	1961	(%)	1968	(%)	1972	(%)
Low Income	400	5%	800	10.3%	800	11%	2,850	38.4%
Moderate Income	2,467	32%	4,200	53.7%	5,629	77%	4,567	61.6%
Conventional	4,933	63%	2,800	36%	852	12%	0	
Total	7,800		7,800		7,281		7,417	

Revised and Estimated Total Programmed New Construction & Rehabilitation*

Low Income	4,750	61%
Moderate Income	3,028	39%
Total	7,778	

*Basis - Sec. 221d-3 - 100% low income
Sec. 236 - 80% low income

Further, to cloud the statistical approach to the housing program, the HDA secured, in February, 1972, the approval of the City Planning Commission to a change deleting all references in the Plan to "public housing" and substituting therefor "low income housing". Despite the nomenclature, the New York City Housing Authority would operate, as public housing, six developments with more than 1200 units, and would have some responsibility, together with the HDA, in the selection of tenants, under the lease program, Sec. 236, rent supplement and welfare assistance, for the balance of a revised estimated total of more than 4750 low-income units.

Conclusions

The West Side Urban Renewal Plan has faded from the 1959 concept of basically tax-paying properties to a program of government-assisted housing, all receiving some form of tax abatement. The assessed valuation of all properties has increased only 13% since 1960 - scarcely approaching the fourfold increase envisaged in the original plan. In fact, the new developments, whether public housing or government-assisted, pay only 10% of the shelter rent roll in lieu of real property taxes. Public and low income housing is scheduled to increase from the 1959 estimate of 5% of the total mix to a current estimate of more than 60%. Moderate-income units, which disguise low-income units under Sec. 236, increase from 32% to approximately 40%. The conventional housing program, fully tax-paying, originally planned at more than 60% of the total mix is eliminated.

The West Side Urban Renewal Area has been completely transformed from its original concept of demonstrating a large scale program of conservation, rehabilitation, spot clearance and redevelopment.

It has witnessed an out-migration of white residents (See Population Chart, following) and in its final and third phase, it may well approach a concentration of public housing combined with rent supplements, welfare assistance and below-market interest rate mortgage financing, - all at the expense of moderate-income housing. For example, under the HDA's "skewed" rentals, a higher income tenant may pay as much as $320 per month for a 2 bedroom apartment in contrast to the public housing rental of $86 for an identical apartment in the same development.

The HDA Administrator was quoted in 1971, as follows:

"The final phase now being implemented reflects a careful reassessment of current community housing needs...it reflects the diverse views and opinions expressed by the West Side organizations in numerous meetings during the last few weeks".

"The West Side Area is often cited nationally as a prime example of the constructive use of urban renewal to achieve an exciting, varied and ethnically and economically integrated community. This last phase is being implemented in that spirit".

Actually, the Administrator is not responding at all to the "community housing needs". He has given no estimate of the number of original site occupants currently eligible for public and low-income housing. In fact, he may have grossly over-estimated that number in the current site designations for public housing and moderate income (30% to 80% low income) housing. Perhaps most importantly, from the standpoint of orderly planning, he is presiding at the complete degradation of the original area development concept. Instead of preserving Columbus Avenue as the center, the "boulevard" of the Area, the final phase would

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West Side Urban Renewal Area

U.S. Census Population Distribution

	1960	1970*
Total	38,357	25,548
White	65.8%	52.9%
Black	9.5	12.1
Puerto Rican	24.7	35.0

*New York City Data, Extrapolated for West Side Urban Renewal Area.

show 3 public housing projects, at least 2 Sec. 236 rent-assisted developments on Columbus Avenue and the possibility of rehabilitating 2 sites that, if only on the basis of aesthetics, and ignoring the need for additional units, should be demolished.

The final phase does not reflect the views of some West Side organizations. It does not reflect the views of brownstone owners and apartment cooperators and tenants who moved into the area and joined the community with the understanding that there was to be a sustained approach toward providing housing for "a broad and sound diversity of economic and ethnic groups". Most certainly, it cannot reflect the views of the residents of Central Park West, representing more than 20% of the total assessed value of the Area. Conversely, the phase reflects the views of the very organizations that have beset the Project since its inception. It appears to reflect a compromise with the squatters and their leaders who have successfully intimidated the present City administration. In 1971, a group of squatters, not former site occupants, pre-empted a newly completed cooperative development, awaiting owner occupancy, and were displaced only after being granted some degree of official priority, if not sanction, under the euphemism, "emergency housing occupants". One neighborhood group has concentrated exclusively in demanding additional housing for low income families. Such a dedication is commendable but if carried to its extreme could be satisfied only by developing a "satellite city" of public housing. The HDA has wandered far from the pious statement of the 1959 Urban Renewal Board that "the needs and opinions of citizens who are directly affected by the urban renewal plan may be expressed and reflected in official decisions and proposals of the Board".

The experience of public housing, in the nation and certainly in New York City, has proven that the concept of the 1930's simply does not accommodate the problems of the 1970's. By law, public housing may accommodate only families of low income. That is its public purpose and its basic function. Today, families of low income will represent a substantial percentage of minority groups. Faced with substandard shelter and no freedom of choice, these minority group families must necessarily gravitate toward public housing. The result is that public housing tends to become minority group housing, as may be demonstrated in the chart, following, showing the ethnic distribution of households and the percentage of welfare recipients in the New York City Housing Authority developments.

In recognition of the social and economic stratification of public housing, New York State, in 1965, initiated a pioneer program of assistance to enable a small percentage of low-income families to live in middle-income housing. It was intended to bring about a social and economic integration that was not considered possible within public housing. The federal counterpart, Section 236, establishes no percentage limitations and, if not restricted, can result only in an alternate to public housing.

Finally, the HDA is not about to "achieve an exciting, varied and ethnically and economically integrated community". Its new dependence on public housing and government-assisted housing can only stimulate the basic mobility of the middle income families who, abhorring a vacuum of low income surroundings, will exercise their right of choice and move out. The HDA is moving contrary to the original West Side Urban Renewal concept. The original proposal was designed to reverse the trend toward

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New York City Housing Authority

Ethnic Distribution, Households

	1960	1970
Total Households	107,098	150,182
White	42.5%	31.3%
Black	39.5	46.8
Puerto Rican	17.5	21.0
Other	0.5	0.9

Percentage Distribution, Welfare Recipients, Households

1960	1970
16%	27%

a decaying neighborhood, increasingly populated by minority group families. Instead of revitalizing the community, it appears to dismember it. A sound housing mix can insure a sound neighborhood, while an improvised response to political pressure can destroy a sound concept. There is a need, here in the West Side Area, to appreciate that this final phase, unless corrected, can pervert the basic urban renewal purpose.

If the West Side is not to become another stratified enclave, the HDA must be convinced that no longer can the Area become the victim of the vagaries of vocal adversaries, under the guise of advocacy planning. The crying need here is the recognition by HDA of those community groups that have a basic social and economic stake in the future of the Area.

Recommendations

On the assumption and the experience that the HDA is not agreeable to any modification of its approach toward low-income domination of the Area, the logical alternative is to seek remedial action through the federal Housing and Urban Development Department, either through the Washington headquarters or the New York regional office.

HUD should be requested to evaluate the application for additional low rent public housing (Site #30) in accordance with its own Project Selection Criteria, published January 7, 1972. Specifically, HUD should consider the possibility of overbuilding the subsidized housing market, of causing a significant increase in the proportion of minority residents in the Area, of concentrating public housing in the Area, and of establishing the character of the Area as one of subsidized housing. Particularly, HUD should recognize the concentration of public and welfare housing in the specific vicinity of 91st and 92nd Streets, along Columbus Avenue, which tend to confirm the character of the Area as one of subsidized housing.

HUD should also evaluate the concentration of scarcely abundant Sec. 236 assistance within a single urban renewal area, at expense of other areas in the City, and with the liklihood of significantly increasing the proportion of minority residents in the Area.

Importantly, HUD should consider the management policies, financial stability, tenant-management relations and overall management practices of the New York City Housing Authority.

Finally, HUD must be convinced that the current concept of the HDA in no way reflects the basic elements of the approved "workable program".

The present approach of the HDA to the West Side Urban Renewal Area is self-defeating. It ignores the past and encourages history to repeat itself.

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
TWO HOPKINS PLAZA
MERCHANTILE BANK AND TRUST BUILDING
BALTIMORE, MARYLAND 21201

AREA OFFICES:
Baltimore, Maryland
Philadelphia, Penn.
Pittsburgh, Penna.
Richmond, Virginia
Washington, D.C.

REGION III
REGIONAL OFFICE
PHILADELPHIA, PENNSYLVANIA

IN REPLY REFER

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RECEIVED
JUN 20 1972
OFFICE OF REGIONAL COUNSEL
HUD

Mr. Robert C. Embry, Jr.
Commissioner, Department of
Housing and Community Development
222 East Saratoga Street
Baltimore, Maryland 21203

Dear Mr. Embry:

As you are aware we have been evaluating all Section 236, Section 235(i), and low rent housing applications under the Project Selection System, the Regulations for which are set forth in Part 200, subpart M of Title 24 of the Code of Federal Regulations (37 F.R., No. 4, January 7, 1972) and which became effective in final form on February 7, 1972. I am writing to you at this time concerning a number of such proposals for sites in the Gay Street Urban Renewal Area (Project No. MD R-34), the Oldtown Urban Renewal Area (Project No. MD R-51), the Chapel Neighborhood Development Program Area (Project No. MD A-1), and the Washington Hill extension to the Chapel area. The concerns expressed herein will apply to any proposals which might come from the proposed "Johnson Square" area.

While each application is to be judged on its own merits, it is apparent that a number of factors are going to adversely affect the evaluation of housing proposals from these areas which are subject to the Project Selection System. These factors include 1) the character of the existing federally subsidized housing in the general area comprising the urban renewal projects, 2) the minority composition of the general area, and 3) the plan objectives and proposed land uses under the individual urban renewal plans.

Character of the existing federally subsidized housing in the area:

The existing federally subsidized housing in the area is predominantly low rent public housing. Within a one-half mile radius of Lot 13, Gay Street, the following low rent housing is found:

Latrobe Homes (701 units) MD 2-1
Somerset Homes (420 units) MD 2-10
Frederick Douglas Homes (393 units) MD 2-5
Broadway-Orleans (429 units) MD 2-25
Lafayette Homes (816 units) MD 2-15

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AREA OFFICE

The following subsidized housing has been committed in the Gay Street Area:

Lot 19, 63 units of Section 236
Lot 3, 70 units of Section 236
Lot 12, 40 units of Section 235
Lot 4, 60 units of low rent housing (MD 2-42)

Population composition:

The general area in which the urban renewal projects are located is considered to be one of low income and minority concentrations.

Urban Renewal Plans in existence or proposed:

Gay Street Project(No. MD-R-34): A predominantly clearance project, the majority of clearance designed to provide sites for the development of low and moderate income housing, as set forth in the plan objectives and land use plan.

Oldtown Project (Project No. MD-R-51): A predominantly clearance project, the majority of clearance designed to provide sites for the development of low moderate income housing. Plan objectives specify that 60% of the housing to be developed shall be for low income occupancy, the remainder for moderate income.

Chapel NDP (Project No. MD-A-1): Total clearance project with low and moderate income housing and the reuse.

Washington Hill NDP extension (Proposed): In prelimary planning stage one clearance area proposed for the up-coming action year with Section 236 housing identified as the reuse.

The specific areas of concern are the qualification of proposals under Criteria Two "Minority Housing Opportunities" and Criteria Three "Improved Location for Low(er) Income Families" (24 C.F.R. Sec. 200.710).

The objectives of Criteria Two, "Minority Housing Opportunities", are:

1. To provide minority families with opportunities for housing in a wide range of locations.

minority concentration. That this is not correct ought to be clear

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2. To open up non-segregated housing opportunities that will contribute to decreasing the effects of past housing discrimination.

Application for sites located in areas of minority concentration can receive an adequate rating if "sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration (24 C.F.R. Section 200.710)." If, in addition, the area is part of an official State of local development plan the proposal may rate a superior under this criteria. The phrase "sufficient, comparable opportunities for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration" was added to the Criteria in the final version and is designed to assure that building in minority areas goes forward only after there truly exists opportunities for minorities elsewhere. The phrase "sufficient, comparable opportunities" is designed to assure that the existing standard housing available to minorities outside areas of minority concentration is more than a token amount of so few units that there is in fact no true opportunity.

The housing market area for purposes of evaluating proposals in the general area comprising the urban renewal projects has been defined as Baltimore City and the close-in portions of the two counties contiguous to the City--Baltimore and Anne Arundel. An analysis of the housing market area so defined reveals the following:

1. Significant numbers of Section 236 moderate income housing has been built in the housing market area outside the inner city areas.

2. Only one governmental jurisdiction, outside the City of Baltimore, has taken action, as required by Congress, to permit the use of the rent supplement program in insured multi-family housing.

3. Only one governmental jurisdiction outside the City of Baltimore has created the requisite local agency for the development of locally owned federally-aided low rent public housing. However, the number of such units available is minimal. The State Department of Economic and Community Development has, acting as a local authority, contracted with HUD for subsidized leased housing units to be developed in Baltimore County. Few, if any, leased housing units are available for occupancy at this time.

4. Low and moderate income/elderly housing exists in the housing market area and is found outside areas of minority concentration.

5. Section 235i housing has been built in all of the jurisdictions within the housing market area.

Based on the above information, several conclusions can be reached concerning housing proposals for the general area comprising the urban renewal projects.

a. There does not exist in the housing market area sufficient comparable low income housing outside areas of minority concentration to permit the addition of any low income housing in the Gay Street Urban Renewal Area. This prohibition applies both to the development of low rent housing projects and the use of rent supplements.

b. Comparable moderate income housing does exist in sufficient numbers outside areas of minority concentration to permit the addition of approximately 100 units of Section 236 moderate income housing, 350 units of elderly housing and 50 units of Section 235i housing in the Gay Street urban renewal area and the addition of approximately 175 units of Section 236 moderate income housing in the Chapel NDP area.

These figures will permit the following applications to rate a superior under Criteria 2, "Minority Housing Opportunities":

Gay Street Project, Lot 9		G.R.H.D.C. proposal for 40 units under Section 235i
Gay Street Project, Lot 5		Breakthrough proposal for 200 units of elderly housing under Section 236
Gay Street Project, Lot 1		C. [illegible]E. proposal for 98 units under Section 236. No rent supplement to be permitted.
Gay Street Project, Lot 17-18		Sites acceptable for 144 units of elderly housing, current application under name of Clay Courts will have to be revised to request elderly units.
Chapel NDP	Lots 4, 5	Ames-Ennis proposal for 175 units under Section 236. No rent supplement to be permitted.

c. The non-availability of low income housing outside areas of minority concentration at this time further prohibits the development of any additional low rent public housing or the use of rent supplement housing in the Oldtown urban renewal area and the Washington Hill extension to the Chapel NDP area. This prohibition applies to all low rent projects not covered by an executed Annual Contributions contract. Projects under consideration at this time which fall under this prohibition include the Oldtown Project, Proj. No. MD-2-43.

d. With the addition of the moderate income housing approved under b. above, it is felt that the upper limit on the availability of sufficient comparable moderate income housing outside of areas of minority concentration has been reached at this time. Therefore, no additional moderate income housing in excess of the figures given above can be approved for the general area which includes the Gay Street project, the Oldtown Project, the Chapel NDP area and the Washington Hill extension to the Chapel area.

We have been discussing proposals as they relate to Criteria Two —"Minority Housing Opportunities." Another area of concern is Criteria Three "Improved Location for Low(er) Income Families." Criteria Three has a number of objectives, one of which is "to avoid concentrating subsidized housing in any one section of a metropolitan area or town." While the applications discussed above will rate an adequate on this Criteria by virtue of the fact that they are located in urban renewal areas and the housing is required to fulfill the objectives of the urban renewal plan, it is felt that the question of concentration is a serious one and that you should commence efforts to secure non-federally subsidized housing for these urban renewal areas. Efforts should also be made to develop alternative land uses for those urban renewal sites which have been designated for the development of federally subsidized housing but which will not be able to qualify under the Criteria. We appreciate the fact that this may require a considerable replanning effort.

We also recognize that the Oldtown project and the NDP areas are subject to the provisions of Section 105(f) of Title I of the Housing Act of 1949 (42 U.S.C. 1455(f)), the provisions of which, as amended in 1968, apply to all predominantly residential reuse projects approved after August 1, 1968. It must be recognized, however, that Section 105(f) must not be implemented in such a manner as to conflict with other federal statutes and recent court decisions involving subsidized housing programs in impacted areas or areas threatened by impaction and that there are sufficient lawful alternatives available to the City. These include the modification of urban renewal plans in predominantly residential reuse projects approved after August 1, 1968, which lie outside areas of minority concentration and possible Title I urban

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renewal activity in other parts of the City not subject to the constraints outlined above.

I recognize the difficulties the decisions presented herein will pose for project area residents, project sponsors and your Department. However, it must be recognized that HUD developed the project selection criteria as a national policy aimed at assuring that future housing be developed on a sound basis.

I shall be glad to meet with you to discuss these issues if you should so desire.

Sincerely,

Allen T. Clapp
Area Director

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THE GENERAL COUNSEL OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

May 31, 1972

MEMORANDUM FOR: Regional and Area Counsel

SUBJECT: Housing Project Selection Criteria

This memorandum discusses legal issues which have arisen with respect to the housing project selection criteria and is intended for your guidance in responding to questions from your Regional Administrator, Area Office Director or HPMC staff.

Housing Market Area

In implementing the criteria, Area Office Directors have a measure of flexibility in defining terms. One term whose definition may carry legal implications is "housing market area," as it is used in the "adequate" rating for Criterion No. 2, Minority Housing Opportunities. Part B(3) of Criterion No. 2 reads, "An adequate rating shall be given if the proposed project will be located . . . in an area of minority concentration, but is necessary to meet overriding housing needs which cannot otherwise feasibly be met in that housing market area." In this context, "housing market area" should not be arbitrarily restricted, or gerrymandered, so that it is limited to an area which includes areas of minority concentration to the virtual exclusion of other areas without concentrations of minorities. If this were done, the criterion could not achieve one of its purposes, which is to implement the decision in Shannon v. Romney, 436 F. 2d 809 (3d Cir. 1970). That decision includes the following holding:

"There will be instances where a pressing case may be made for the rebuilding of a racial ghetto. We hold only that the agency's judgment must be an informed one; one which weighs the alternatives and finds that the need for . . . minority housing at the site in question clearly outweighs the disadvantage of increasing or perpetuating racial concentration." (436 F.2d at 822).

If "housing market area" is defined as an unreasonably small area, a determination could be improperly made that there is an overriding need which could feasibly be met only within that area.

Please bear in mind that the criteria are not intended to be a signal to halt HUD's assistance of housing in the inner city. Attached is a copy of a memorandum sent by Secretary Romney to field office heads which underscores this point.

The possibility of litigation on these issues is one reason for the instruction in Criterion No. 2 that "All 'adequate' and 'superior' ratings shall be accompanied by documented findings based upon relevant racial, socio-economic and other data and information." You should make clear to the appropriate people the importance of following this instruction so that a complete record of the facts upon which a rating decision is made will be available.

Discrimination on the Basis of Race, Color or National Origin

Another point on which difficulties may arise is the parenthetical phrase in B(3) under Criterion No. 2, which states that an overriding need cannot serve as the basis for an "adequate" rating if the only reason the need cannot otherwise feasibly be met is that "discrimination on the basis of race, color or national origin renders sites outside areas of minority concentration unavailable." "Discrimination," as it is used in this sentence, does not include economic discrimination. For example, lot size zoning, without evidence that it is racially motivated, is not "discrimination on the basis of race."

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Replacement and Relocation

Some questions have arisen regarding how applications for assistance in building replacement and relocation housing in areas of minority concentration should be evaluated under the language of Criterion No. 2(B)(3), which awards an "adequate" rating to projects proposed for areas of minority concentration if necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area. Section 105(h) of the Housing Act of 1949, added by amendment in 1969, requires one-for-one replacement housing in areas where the local public agency has jurisdiction; it also provides that the Secretary has authority, where he deems it appropriate, to take into account housing outside the area where the local public agency has jurisdiction. There is also provision for waiver of this requirement under certain conditions when the vacancy rate in the jurisdiction of the agency is 5% or greater. Section 105(h) assures that urban renewal does not deplete the housing stock in a given market area.

If the area where a local public agency has jurisdiction is smaller than a housing market area and feasible sites are available outside areas of minority concentration in the housing market area, then a proposal in an area of minority concentration within the agency's jurisdiction should not receive an "adequate" rating under Criterion 2(B)(3), even though the proposal is intended to satisfy Section 105(h). The "adequate" rating of Criterion No. 2(B)(3) must be judged by "housing market area," not by the agency's jurisdiction. Where the replacement housing requirement cannot be met within the area of the local agency's jurisdiction under Criterion 2(B)(3), it may be appropriate to ask the Secretary to take into account suitable housing outside that area to meet the requirements of Section 105(h).

Section 206(b) of the Uniform Relocation Act of 1970 requires that no one be required to move from his dwelling on account of a Federal project unless the Federal agency head is satisfied that there exists replacement housing in accordance with section 205(c)(3) of that Act. Section 205(c)(3) requires assurances that replacement housing for persons be "reasonably accessible to their places of employment." In most cases,

STATISTIC WORK

this area of reasonable accessibility to places of employment will be the same as the housing market area as defined for general purposes of Criterion No. 2. However, in some large housing market areas, this area of reasonable accessibility to displacees' places of employment may be smaller than the housing market area. When the only available sites within the area of accessibility to displacees' places of employment are in areas of minority concentration, their housing needs cannot feasibly be met except in those areas of minority concentration. Hence, in such cases, proposals for 206(b) purposes may receive an "adequate" rating under Criterion No. 2(B)(3).

It is important to note that situations of this kind arise only under the limited circumstances where reasonable accessibility to jobs of specific persons displaced from specific dwellings is a limiting factor. Naturally, the reasons for use of Criterion No. 2(B)(3) in this manner should be well documented.

Sufficient, Comparable Opportunities

The "adequate" rating of Criterion No. 2 permits approval of projects proposed for areas of minority concentration if "sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration." There is a similar provision in the "superior" rating for projects which meet additional conditions.

The phrase "in the income range to be served by the proposed project" may have the effect of permitting approval in areas of minority concentration of housing serving one income range, but not proposed housing serving another range. For example, some housing market areas have a large number of Section 236 projects primarily without rent supplement located outside areas of minority concentration. Therefore, in such areas, Section 236 proposals substantially without rent supplement can be approved under Criterion No. 2 for areas

of minority concentration so long as the other parts of the criterion are satisfied.

The question of whether opportunities "exist" or not must be determined by considering the number of comparable units already built in the housing market area outside areas of minority concentration, their vacancy rate and their turnover rate. Section 235 and 236 projects on which firm commitments have issued may also be considered as "existing" housing for purposes of Criterion No. 2 unless there is reason to expect they will not be built.

To determine "comparable opportunities" one must consider more than just numbers of units. For example, housing for the elderly located outside areas of minority concentration does not constitute "sufficient, comparable opportunities" when evaluating an application for a family project proposed to be located in an area of minority concentration.

Other issues

A question has arisen regarding approval of projects processed during the period in which the proposed housing project selection criteria were in effect on an interim basis. How strictly the proposed criteria were followed as a guideline is not the issue; all projects which HUD approves should be consistent with fair housing law. Criterion No. 2 may be used as a measure of a project's compliance with that law. Any project which achieves an "adequate" or "superior" rating on Criterion No. 2 may be considered approvable from this standpoint. Of course, we prefer to confirm approvals given during that period, to the extent we can lawfully do so.

A need for clarification has arisen with respect to language which relates to Model Cities and Urban Renewal areas in Criterion No. 3, Improved Location for Lower Income Families. Part B(4) of this criterion states, "An adequate rating shall be given to a proposed project which will be located . . . (4) In an Urban Renewal or Model Cities area and

STATISTIC WORK

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such housing is required to fulfill, respectively, the Urban Renewal Plan or the Comprehensive City Demonstration Program." This language is intended to give projects proposed in Urban Renewal and Model Cities areas an "adequate" rating, regardless of other conditions in Parts B(1), (2) and (3) of the "adequate" rating, so long as the proposed housing is necessary to fulfill the Urban Renewal or Model Cities plan. Of course, if a project in an Urban Renewal or Model Cities area meets the general requirements of a "superior" for that criterion, it should receive that higher rating.

David O. Maxwell

David O. Maxwell

Attachment

E-961

ORIGINAL MEMORANDUM

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

March 15, 1972

MEMORANDUM FOR: Regional Administrators
Area Office Directors
Insuring Office Directors

SUBJECT : Housing Project Selection Criteria

An unfortunate misunderstanding has arisen regarding the housing project selection criteria. Some people, including some HUD staff, are wrongly construing the criteria as a signal to halt HUD's assistance of housing in inner city areas.

In order to dispel this misconception, I am attaching to this memorandum a copy of pages from a statement I recently gave before the House Subcommittee on Housing. The attachment (particularly pages 37 and 38) makes clear that, although some inner city projects, including some of those in urban renewal and model cities areas, will not qualify or rank high enough for funding, it should be possible for some of them to be approved.

As further assistance to you and your staff, the Central Office in the near future will be providing training to the field in the use of the criteria and will be sending a circular and questionnaire for use with the criteria. The Circular transmitting FHA Form No. 3165 and instructions for use of that form will be issued shortly. My attached statement should be carefully considered as you interpret the Project Selection Criteria contained in that form for the purpose of evaluating requests for HUD-assisted housing.

George Romney

Attachment

III. Housing Project Selection Criteria

This seems an appropriate juncture to comply with your Chairman's request to discuss the Department's new housing project selection criteria. For they are an integral and vital part of our effort to avoid the mistakes of the past and to meet our constitutional and statutory responsibilities in funding applications for public, Section 235 and Section 236 subsidized, and rent supplement housing.

You will recall that these criteria were first published for comment in the Federal Register in June, 1971.. They were published again for comment in October, 1971. Only after we had carefully studied all of the hundreds of comments, some of them considerably detailed and lengthy, that we received throughout the comment periods, did we publish the final version of these criteria on January 7, 1972. They became effective one month later on February 7. Let me describe them briefly and offer for insertion in the record the full text as published on January 7.

There are seven criteria in the case of single-family proposals and eight for multifamily housing; the eighth criterion relates to housing management. For each criterion, a project may receive a rating of "superion" "adequate" or "poor." A proposal which receives a "poor" rating on any criterion will not be funded. Remaining

architectural wonders to come, the original design of the project was widely shown in the area after

central shopping thoroughfare of the West Side, upper Broadway, offers the observer a uniquely human mixture that might be characterized as a

proposals are ranked according to the number of "superiors" and "adequates" which they receive.

Criterion No. 1, Need for Low Income Housing, gives priority to proposals which satisfy the most urgent unmet housing needs of lower income households.

Criterion No. 2, Minority Housing Opportunities, favors projects which further the fair housing policies of Title VIII of the Civil Rights Act of 1968 by opening up new nonsegregated housing opportunities for minorities.

Criterion No. 3, Improved Location for Low Income Families, is designed to weigh the adequacy of community facilities and services and the availability of jobs in the vicinity of a proposed project and to avoid over-concentrations of assisted housing.

Criterion No. 4, Relationship to Orderly Growth and Development, encourages proposals which are consistent with metropolitan and regional plans and eliminates those which are contrary to sound growth patterns.

Criterion No. 5, Relationship of Proposed Project to Physical Environment, measures the effect of a housing proposal on its prospective surroundings and, conversely, the impact of the environment on the proposed project.

Criterion No. 6, Ability to Perform, requires the applicant to have satisfactory ability to complete the project, and to comply with Equal Opportunity guidelines and requirements.

Criterion No. 7, Project Potential for Creating Minority Employment and Business Opportunities, gives special credit to projects which show potential for creating minority employment and business opportunities.

Finally, Criterion No. 8, Provision for Sound Housing Management, seeks to assure that federally assisted multifamily housing is well managed.

As you can see, these criteria relate not only to the site of a proposed project, but to other factors which should be considered in deciding whether or not to fund a proposal. Naturally, all of the market and economic feasibility tests which apply must also be met before a proposal is funded.

The criteria do not represent any change in basic policy on the part of the Department. They constitute a formal, structured procedure for evaluating proposals. The factors incorporated in all the criteria are those we have always sought to consider in making decisions to fund proposals.

Let me put to rest right here and now an unfortunate misunderstanding of the criteria. There are those who say that this project selection system will halt construction of HUD-assisted housing in the inner city.

There are two reasons for this misunderstanding. First, people say that Criterion No. 2 does not permit approval of projects in areas of

minority concentration. That this is not correct ought to be clear from the text of Criterion No. 2, which specifically permits approval of projects in areas of minority concentration under certain circumstances: for example, an overriding need which cannot otherwise feasibly be met in that housing market area.

Second, many people who have criticized the criteria have focused their attention solely on Criterion No. 2 and overlooked the fact that inner city projects will likely rate "superior" on several of the remaining six or seven criteria.

Projects proposed for the inner city will usually rate "superior" on Criterion No. 1, because the need for housing there is generally great. Inner-city areas often are part of land-use or Urban Renewal plans, with housing elements, so that proposals there can receive a "superior" on Criterion No. 4. Projects proposed for inner-city areas will often rate "superior" on Criterion No. 7, because minority businesses and employees may more easily participate in building inner-city projects.

Preliminary reports from our Area Offices confirm that applications for projects to be located in the central city are receiving a sufficient number of "superior" ratings to be funded. At the same time, we will continue to comply with court decisions which do not permit confinement of our assisted housing to areas of minority concentration.

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We have developed in tandem with the Project Selection Criteria, new Affirmative Marketing Regulations which will require, effective February 25, that users of our housing programs take affirmative steps to make minority citizens aware of the availability of that housing. To the extent the criteria operate to open up new housing opportunities for minorities, we believe it is self-evident that affirmative steps should be taken to make the intended beneficiaries aware of these opportunities.

MANHATTAN

STATISTIC WORK SHEET

DATE 10/x PREPARED BY

Census Tract	Total Population	UNDER 5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 44	45 to 59	60 to 64	65 to 74	75 & over	Negro
1	2[illegible]	92	119	141	114	90	627	495	204	232	202	-
2	1[illegible]1	406	406	437	288	245	1858	1367	450	703	444	-
3	4[illegible]3	303	315	331	261	258	1527	867	318	401	276	-
4	33[illegible]	127	201	219	176	218	1505	571	192	351	244	-
5	[illegible]	301	241	267	208	206	1183	607	204	321	222	-
6	7[illegible]2	401	360	337	315	690	2116	1372	513	512	402	-
7	5[illegible]	490	403	405	360	582	2119	1352	439	502	403	6
8	3[illegible]	406	417	417	560	905	3361	1727	578	663	507	-
9	5[illegible]	411	427	405	381	816	2927	1525	384	611	501	-
10	4[illegible]0	101	401	403	355	758	2928	1726	602	1251	1172	15
Total	49577	3666	3651	3432	3047	5646	22934	11594	4097	7122	4172	15

Census Tract	177	179	181	183	185	187	189	191	195	199		
11	6[illegible]3	656	670	842	751	623	1697	912	341	81	154	-
12	5[illegible]1	564	693	614	516	494	2620	1471	453	81[illegible]	42[illegible]	-
13	1668	473	507	498	418	863	3299	1569	514	101[illegible]	508	-
14	8717	655	602	420	404	656	3010	1411	462	706	527	2
15	8[illegible]10	310	288	271	356	716	2840	1635	519	94[illegible]	1[illegible]	-
16	3[illegible]6	214	123	78	82	250	1873	679	194	25[illegible]	12[illegible]	-
17	15[illegible]	576	551	502	515	119	4091	1800	577	11[illegible]	6[illegible]	-

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14

two-or more person households. In the first stage, fr

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WEST SIDE U.S.A.
SITE 4
MANHATTAN

Page 2 of 2

SYCRA 040.104 10/911
STATISTIC WORK
SHEET

DATE 12/12 PREPARED BY

	Population	Under 5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 44	45 to 59	60 to 64	65 to 74	75 and over	
18.1	16021	1280	1522	1844	1389	1112	4476	2051	486	8[illegible]	1[illegible]3	[illegible]
1.1	11 131	654	636	633	599	1142	3922	1560	523	9[illegible]7	515	[illegible]
[illegible]	10 937	998	932	936	902	971	3361	1560	393	[illegible]	[illegible]12	[illegible]
[illegible]	8[illegible]3	505	447	427	448	1100	2743	1264	454	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	37	47	[illegible]	[illegible]	148	112	32	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	223	286	295	286	209	815	612	132	[illegible]	[illegible]	[illegible]
[illegible]	12066	420	274	231	1849	2962	3136	1150	466	[illegible]	[illegible]	[illegible]
[illegible]	1109	50	27	36	62	295	320	127	49	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	376	360	345	407	363	1202	924	256	[illegible]	[illegible]	[illegible]
216	10605	766	738	817	797	716	2511	1999	612	[illegible]	[illegible]	[illegible]
[illegible]												
[illegible]	137131	8747	8773	8876	9793	13647	42471	20852	6368	10[illegible]4	1[illegible]3	[illegible]
[illegible]												
[illegible]	20450	12413	12424	12308	12840	19293	65405	32446	10465	[illegible]	15754	[illegible]

WEST SIDE U.R.A.
SITE II
MANHATTAN

STATISTIC WORK
SHEET

DATE

	Total Population	White	Negro	Other Minorities		Total Puerto Rican Population
						—
						—
						—
						505
						332
						434
						3013
						630
						596
						704
						187
						1066
						511
						577
						715
						78
						1035
						5612
						1134
						3176
						1163
						98
						321
						198
						—

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NYCHA 040.204 10/524
STATISTIC WORK
SHEET

WEST SIDE U.R.A
SITE H
MANHATTAN

DAT

CENSUS TRACTS	TOTAL	UNDER 1000	1000 TO 1999	2000 TO 2999	3000 TO 3999	4000 TO 4999	5000 TO 5999	6000 TO 6999	7000 TO 7999		
150.01	649	10	9	10	10	16	—	—	—	—	1
150.02	1876	25	9	13	18	18	19	32	20		
166.01	1259	17	3	4	13	6	18	12	14		
166.02	770	21	37	27	27	54	52	55	43		
[illegible]	1532	26	18	44	47	92	73	71	63	7	7
[illegible]	1050	25	32	66	70	80	78	66	107		
[illegible]	[illegible]	119	58	79	168	1104	141	152	96		
[illegible]	[illegible]	11	54	140	91	105	147	111	95		
[illegible]	1235	52	35	58	53	118	75	108	87	2	
[illegible]	2243	38	23	66	56	85	107	81	100		
[illegible]	1825	45	54	56	64	96	90	122	76		
[illegible]	2363	71	41	143	98	85	119	110	111		
[illegible]	2260	10	49	83	124	92	125	94	126		
[illegible]	2281	29	35	77	89	69	96	126	127		
[illegible]	1767	26	38	83	92	53	114	100	89		
[illegible]	1264	4	4	48	6	14	21	28	74		
[illegible]	2413	77	31	84	118	119	150	121	211		
[illegible]	3640	237	157	191	272	343	415	355	251		
[illegible]	2690	36	61	57	133	129	163	148	150		
[illegible]	2719	186	115	162	220	243	273	244	231	2	
[illegible]	2173	54	34	96	139	125	203	137	113		
[illegible]	807	37	81	35	92	64	104	50	53		
[illegible]	[illegible]	49	50	58	39	115	162	107	145		
[illegible]	[illegible]	730	174	259	414	281	307	387	299		

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is private housing in other parts of the City. I should like to

E-971 Exhibit C

DEFENDANTS EXHIBIT C - ROGER STARR
ART. "THE LESS OF FOREST HILLS"
FROM COMMENTARY MAG. (290)

The Lesson of Forest Hills

Roger Starr

THE conflict triggered by the attempt to build a low-income public-housing project in the Forest Hills section of New York has raised a great many difficult and unpleasant issues. Underlying all of them, however, is the general question of "scatter-site housing"—the policy, that is, of deliberately placing low-income housing in middle-income neighborhoods. Considering how much resistance this policy can stimulate, and how much bitterness follows each demonstration of resistance, there has been astonishingly little effort to examine the ideas behind it. On the contrary, the value of scatter-site housing has simply been taken as self-evident by many liberals, by many officials of the federal government, and by many members of Congress. So much has this been the case that one is hard-put to find a clearly stated rationale for the policy that can be examined and considered on its merits. Nevertheless, the absence of such a rationale has not prevented the Department of Housing and Urban Development from placing the power of the federal goverment behind scatter-site housing by effectively forbidding the disbursement of any further federal subsidies for housing in areas in which black or poor people already live.

In general, the advocates of scatter-site housing seem to believe that sprinkling low-income families in relatively expensive neighborhoods will make a significant contribution to the advancement of the poor (and particularly the non-white poor) in American cities. If, by definition, scatter-site housing cannot be numerically significant, its significance must be symbolic: it must demonstrate that higher-income families stand ready spontaneously to embrace these newcomers, or that city officials will force their acceptance. The wrath of Forest Hills soured the symbol, and in the turbulent aftermath it should have become clear that the city's elected officials cannot paste smiles of welcome on the faces of their belligerent constituents. Nor are they likely to try, easily preferring to abort any similar proposal that might provoke a similarly surly response.

But by no means do all proponents of scatter-site housing regard the difficulties over Forest Hills as conclusive. Some seek to explain these difficulties by attributing them to the size of this particular project. Forest Hills, involving three high-rise buildings and 840 families, may indeed be too big, but there is little evidence that a smaller project would have engendered less vigorous opposition. Thus a project approved for the Lindenwood area of Queens has now been killed by local opposition even though it was to hold little more than half the people of the Forest Hills project, in buildings only about one-third as high.

Others have attributed the trouble in Forest Hills to bigotry which, they argue, deserves little or no consideration. It would be hard to maintain convincingly that there are no bigots in Forest Hills, but racial bigotry cannot be the reason why a black middle-class group living in the Baisley Park neighborhood of Queens objected strongly to a 200-unit scatter-site project planned for that area in the same year as the Forest Hills project. In fact, the Baisley Park opposition, with the support of the same New York State NAACP chapter which has been very outspoken in castigating the present opponents of Forest Hills, succeeded in having the project withdrawn from consideration even before it came to a public hearing. At a private meeting in the office of the then Borough President of Queens, I heard people who claimed to be representatives of the Baisley Park neighborhood saying almost exactly the same things which the alleged representatives of the Forest Hills residents now say. They told the Borough President that the project was to be put in their neighborhood because the Mayor didn't care about their views, felt they were powerless, and was quite prepared to sacrifice them and their homes and their property values to his political ambitions.

Still another argument is that scatter-site housing would have been entirely successful in Forest Hills if there had been more "involvement" of the "community" from the beginning. Yet one of the specific irritants arose from too much, not too little, local consultation. As a portent of

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ROGER STARR, whose contributions to COMMENTARY include "What's Left?" (August 1971), "The Aristocrat in Local Politics" (January 1971), and "John V. Lindsay: A Political Portrait" (February 1970), is executive director of the Citizens' Housing and Planning Council of New York, Inc.

finder's fees, if these apartments are made available for families

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architectural wonders to come, the original design of the project was widely shown in the area after the plan had been approved. When this design turned out to be too expensive for federal subsidization, the consultation itself was taken as proof of an intent to deceive the local people.

IF IT has always been hard to find a clearly stated rationale in writing for scatter-site housing, one could get at some of the reasons behind the policy in conversation with the New York City officials who were responsible for the original development of the program in 1[illegible]. These officials held the view that a neighborhood which contains people with a wide variation of incomes is *better* than an economically homogeneous neighborhood; and they further believed—as apparently federal housing officials have also come to do—that government has the right and the duty to foster the development of such heterogenous neighborhoods.

The enthusiasm of New York's officials for scatter-site housing did not rest simply on the effects they expected it to have on the mostly nonwhite poor people who would be moved into more prosperous neighborhoods inhabited mostly by whites. They believed that scattering low-rent units in middle-class areas would also have a healthy effect on the middle-class residents of those areas who would perforce become more tolerant and more worldly—more, in short, like residents of the West Side of Manhattan, from which the key figures in the Lindsay administration's early housing program themselves largely came.

The West Side of Manhattan, lying roughly between 59th and 125th Streets, and between Central Park and the Hudson River, becomes crucial to any discussion of housing integration not only because the impulse to scatter-site housing started there, but because it actually reflects, perhaps uniquely among American neighborhoods, a consistent pattern of juxtaposition of high-rent and low-rent housing. Only one city block separates the luxurious apartment houses of Central Park West from the tenements of Columbus Avenue; only a few steps separate those same tenements from the stone row houses that were built on the side streets for exclusive occupancy by the single families who could afford them. The elevated railway that once ran up Columbus Avenue blighted the avenue for any but low-income families. But for the more prosperous, there was Central Park West and Riverside Drive and West End Avenue, as well as the side streets—all made practical by excellent up- and down-town public transportation. This basic pattern of land use persisted, even after the side-street houses were converted into rooming houses or tiny apartments and filled with Puerto Ricans and blacks in the years following the end of the Second World War.

As a result of these demographic changes, the central shopping thoroughfare of the West Side, upper Broadway, offers the observer a uniquely human mixture that might be characterized as a realization of the dream of American pluralism. The shoppers include blacks, Puerto Ricans, and whites of differing ethnic origin; the stores, restaurants, and cafés run the gamut of all the many groups whose members now inhabit the West Side. Economically, too, the West Side is heterogeneous. Its major urban-renewal project, which sought to replace the Columbus Avenue tenements with modern apartment houses and to enable the side-street row houses to revert to single-family occupancy, included more than 2,500 low-rent public-housing units in its final plans. At least that many poor families had been living in the area before the renewal started.

To enjoy the apparently happy juxtaposition of so many different ethnic and socioeconomic groups, however, it is well to remain on the cluttered sidewalks of Broadway. For the exciting but on the whole harmonious vista of Broadway is not sustained in the rest of the area. The West Side, historically, produced a bumper crop of private schools so that the row-house and elevator-apartment families could mitigate with social distance their physical propinquity to their poorer neighbors. The split between private-school families and public-school families still continues; the public schools, with rare exceptions, attract few of the higher-income children. The febrile political life of the West Side confirms the suspicion that the human mix of varied income groups disturbs as many as it pleases; there is undiminished tension between the leaders of the low-income groups, or at least those who claim leadership, and the higher-income groups, generally over the question of how much low-income housing will, in the final analysis, be permitted in the urban-renewal area.

No matter how entertaining, then, one may find the spectacle of Broadway, it remains difficult to point to one concrete social result of the intermingling of diverse income groups, one sign of effective social action, which would not otherwise have taken place. Whether the upper-income residents are more tolerant than their counterparts in economically homogeneous neighborhoods is doubtful. And at the other end, it is almost impossible to find one measurable difference between the pride, energy, political awareness, or social mobility of the low-income residents of the West Side and the low-income residents of the Lower East Side, or Harlem, or Brownsville in Brooklyn.

DESPITE all this, the Department of Housing and Urban Development has promulgated guidelines based on the assumption that the case for locating low-income housing in middle-income neighborhoods has been made and proved.

Since the establishment of the public-housing

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program in 1937, the federal government has opted to put public housing on inexpensive land, thus generally reinforcing the way in which members of different social classes "naturally" distribute themselves in the cities. The government did this without ever considering the existence of social class. It simply limited the amount of money that could be spent on each apartment in a public-housing development. Although no words explicitly mandating this policy appeared in the public-housing law after 1948, the intent of the law was obvious. Dwellings had to be economical in "construction and administration" if they were to be subsidized; and the administrators extended this statutory language by establishing a dollar limit (which could, however, occasionally be waived) on the total cost of development, including land.

If not for the intensifying national concern with racial equality, the federal housing agencies would probably have continued to avert their gaze from the realities of social class in the United States. But race could not be ignored. In the immediate postwar years, the FHA discouraged mortgage bankers from making loans in interracial neighborhoods because, as an insurer, FHA worried that mortgages in interracial communities were intrinsically unsafe. After great pressure had been applied by Presidents Kennedy and Johnson, FHA appraisers and officials decided they could safely ignore race. Nondiscrimination in housing became for the first time official federal policy. When nondiscrimination failed to bring many racially-integrated neighborhoods into existence, some commentators blamed the income difference between the median white and the median black family. The 1970 census indicates drastic reduction in this difference, but recent federal housing policy has increasingly been based on an implied contrary theory to the effect that racial differences in income will be everlasting.

On the assumption that the goal of housing policy should be racial integration, and given the theory of permanent income difference between the races, the conclusion drawn by the federal government was irresistible—government policy must seek to obliterate the significance of income to housing location. On this syllogistic base, mandating an attack on the class structure of American cities, the federal government founded the scatter-site housing policy embodied in the new HUD guidelines.

The HUD list contains eight separate categories on which a housing proposal may be rated as *superior, adequate, or poor;* a rating of *superior* gets priority over a rating of *adequate* in the award of federal subsidies, while a rating of *poor* in any category disqualifies the proposal from any subsidy at all.

Only two of these categories—the second and third—concern us here. Category Two, entitled "Minority Housing Opportunities," permits officials to rate as *superior* only those proposals which would open up areas for "minority-group" residence in which there are few or no members of such groups now living. The wording of the criterion specifically excludes from a *superior* rating any project which would stand in an existing racially-mixed area except if the area were part of an officially planned redevelopment, and it could be proved that "sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside the area of minority concentration." Obviously, if there were such housing opportunities already available elsewhere, it would be unnecessary to rebuild the slum in the first place.

Otherwise the best a project in a racially-mixed area can hope for is a rating of *adequate*, and then only if it can be shown that "the project will not cause a significant increase in the proportion of minority to non-minority residents in the area." As a footnote, the guidelines require that these stipulations must be "accompanied by documented findings based upon relevant racial, socioeconomic, and other data and information." This means that if any sponsor—a government agency, a nonprofit group, a profit-motivated builder, whatever—wishes to erect a government-subsidized apartment house in a racially-mixed area, the sponsor can get approval only after demonstrating that the racial distribution of the new tenants will be in the same proportion as the racial distribution already obtaining in the area. If the government believes anyone can promise this without installing a quota system for tenant selection, it has failed to explain how.

As for a project in an area of minority-group concentration, it can be considered *adequate* only if it is necessary "to meet overriding housing needs." An explanatory note points out that a need resulting from exclusionary practices elsewhere does satisfy the criterion. This last seems fair enough, given the premises. It does not seem fair, however, that a proposal for subsidized new housing to be built in an area, say, of black concentration must be disapproved even if, demonstrably, the people living in that area want to remain there and also want an opportunity to improve the quality of their housing. Is improving housing quality to be considered an "overriding housing need"? The federal government tells every minority group in the nation that its members are free to live wherever they want, yet under this rule, if they want to live in the neighborhoods in which they are already living, they had better be able to show that they are camping on the sidewalk.

Thus, by an irony which is becoming familiar in other fields of government activity as well,

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measures aimed at expanding the freedom of non-whites are actually having the effect of limiting that freedom. In this case, government policy allows non-whites the choice of living in predominantly non-white areas—a choice which many might wish to make and should certainly have the right to make—only at the sacrifice of any chance to get better housing. A judgment has been rendered to the effect that a neighborhood composed predominantly of non-whites is not good enough to deserve federal support, whatever may be the wishes of its members.

Furthermore—and here we have another irony emerging from Washington's integrationist activism—the implied promise, that the federal government will supply adequate housing for non-whites in predominantly white sections, is itself illusory. Although the federal government has the power to prevent housing from being built, it has no power to force the construction of housing in a local area over the expressed will of the government of that area. Thus, the suspicion arises that one reason for the development of the new guidelines of site selection may be the desire of the present Housing administration—following, no doubt, policy established in the White House or the Budget Bureau—to avoid paying out subsidies for new housing. The federal pocketbook will be protected on both flanks. Local governments will not wish to build in areas that are not already occupied by non-whites, and the federal guidelines will forbid them to build anywhere else, on sites which are mixed or occupied predominantly by minorities. There being nowhere else to build, nothing will be built.

As CATEGORY TWO of the HUD guidelines seeks to promote racial integration, Category Three seeks to promote socioecomonic integration. This category, "Improved Location for low(er) Income Families," starts bravely with a few general assertions amounting to a pledge by the government to provide "low(er) income" households with a wide choice of locations. Incidentally, that e.e. cummings-like word "low(er)" serves to remind the reader that government guidelines apply not merely to public housing for low-income families, but also to other forms of subsidized housing which is offered to families with somewhat higher incomes. In the peculiar language that takes shape on the electric typewriters of government, "lower" means "less low than low." Low-income housing is for people whose income is as low as possible, and who therefore are eligible for public housing. Lower-income housing, however, is for families whose income is generally below the median level, which includes many whose income is still too high for low-income public housing.

Once we have scrambled over this curious linguistic barrier, we come to the two final objectives: that subsidized housing should be served with all the facilities and utilities that unsubsidized housing is served with; and that subsidized housing should be "reasonably accessible" to job opportunities. These, in a simpler day, would have been the two primary requirements for selecting housing location. Now, however, they have become subsidiary to the objective of separating some subsidized housing from other subsidized housing, of dividing some low-income people from other low-income people. Here again, as with racial integration, a realistic appraisal of the government's actual powers in this field leaves one wondering what choice it is really in a position to offer. Since it cannot *require* housing to be built in a particular location, its refusal to permit federally-subsidized housing to be located "in a section characterized as one of subsidized housing," may well mean that federally-subsidized housing will not be built anywhere at all. Surely this provision will prevent the systematic upgrading of low-income neighborhoods, even if they are favorably located with respect to jobs and transportation.

Obviously, no one would want to locate a single subsidized project by itself in the midst of a decayed low-income neighborhood. Once the neighborhood is decayed and no longer economically self-sustaining, only federal subsidies can possibly resuscitate its housing. But the federal guidelines, placing their primary emphasis on integrating low-income families into unsubsidized middle-class neighborhoods, would rule out placing subsidized buildings—not only public housing, but any kind of subsidized buildings—in sufficient proximity to protect each other from the decayed surroundings.

IT SHOULD BE easy to bring forth a more constructive set of housing policies than these, leaving aside that gloomiest of all dismal subjects, the *who* and *how* of economic subsidization of housing. As to the end and purpose of housing subsidization, surely this government investment should be measured by the level of housing choice truly made available rather than by the degree of racial and economic integration achieved in the policy direction.

The cornerstone of housing choice must be a program which will make impossible the exclusion of families from access to housing because of their race or nationality. This must be as true in Forest Hills (where exclusionary practices must in part be responsible for the scarcity of black families) as everywhere else. But there is a great difference between effectively banning discrimination and exclusion on the one hand, and numerically mandating racial or economic integration on the other. The former lies within the practical scope of governmental activity. The latter—if it accomplishes anything at all—merely impedes the exercise of personal choice by black or white.

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Second, government subsidy programs should be made available for those who need better housing, and cannot obtain it without subsidy, *wherever* these people may want to live, provided that the housing offers suitable access to transportation, education, and job opportunities. These utilitarian criteria come first, because given a flourishing economy, they provide the means by which social classes are, in fact, rearranged and their memberships pooled. The effort to accomplish the same objective by spatial rearrangement mistakes the nature of the problem; and, worse, it fools no one.

Third, government subsidy programs must come to terms with the fact that there are households in the city which, for whatever reasons, are unable to live in a housing development without presenting a serious danger to their neighbors and to the building itself. At present cost levels, and with the present inadequate level of supply, it seems absurd to give these families good housing, which they then grievously damage, while other families who could use the housing fruitfully wait on endless lines. The assurance by Chairman Simeon Golar of the New York City Housing Authority that all prospective tenants of the Forest Hills project would be carefully screened to keep out the destructive was a step in the right direction—and a most unusual one in the present climate. So too is the complex subsidy formula developed in the housing bill recently passed by the United States Senate which, properly administered and adequately funded, should be of great help in providing new houses for families of limited income. (If a similar program could be developed for existing buildings, the help might even be greater, but that is another story.)

Simply because Forest Hills produced so much bad feeling, the priorities suggested here might be taken as a formula for social peace. It would be nice if, indeed, they worked out that way, but they should not be taken to be non-controversial. If subsidized housing is to be located where job opportunities exist, that housing may well be placed in areas in the city, or outside it, where low-income families will be living for the first time. Possibly—perhaps probably—perhaps inevitably, the opposition to their prospective arrival will be just as hard as that of Forest Hills, and just as clamorous. But the objective is different. While the scatter-site program expresses primarily a symbolic objective, the siting of housing to make economic opportunity available follows traditional American attitudes toward work and human dignity and social mobility. It may, in the end, be harder to mobilize opposition to it simply because, using the value system of the potential opponents themselves, it makes such very good sense.

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DEFENDANTS EXHIBIT D - BADILLO MATERIALS
PRESENTED TO BD. OF EST. RE RELOCATION

Gov't
D

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

rank L. Lazarus
First Deputy
Commissioner

Paul T. O'Keefe
Commissioner

Herman Badillo
Deputy Commissioner
for Relocation

West Side Urban Renewal Project:

Public Hearing
held by the
Board of Estimate of the City of New York,
City Hall, Manhattan, on
June 22, 1962

Materials Presented by Mr. Herman Badillo,
Deputy Commissioner for Relocation

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THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

West Side Urban Renewal Project:

Statement of Herman Badillo, Deputy Commissioner for Relocation, at the Public Hearing Held by the Board of Estimate on June 22, 1962, City Hall, Manhattan

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STATEMENT OF MR. HERMAN BADILLO AT THE PUBLIC HEARING HELD BY THE BOARD OF ESTIMATE, JUNE 22, 1962, CITY HALL, MANHATTAN, ON THE WEST SIDE URBAN RENEWAL PROJECT.

I shall address myself to the problem of relocation, a problem which has caused City and Federal officials, as well as community groups, the deepest concern. For, while we may all agree on the need for an urban renewal project on the West Side of Manhattan, no one can deny that the achievement of this goal will require a substantial displacement of people. Our purpose is to make this displacement as humane as possible and at the same time to improve the housing conditions of the people affected.

First, I would like to analyze the problem of residential relocation, and then, I will consider the problem of commercial relocation. In each category, I shall discuss the relocation workload, relocation resources and special relocation procedures which are being incorporated into this plan for the first time in any urban renewal project in New York City.

With respect to the residential relocation workload, the West Side Urban Renewal Project is divided into three stages or phases. Each stage has a redevelopment portion and a rehabilitation portion. By redevelopment we mean demolition of existing structures and the erection of new buildings, or other development and improvement of the land, by private or public redevelopers. By rehabilitation we mean restoration to good condition of deteriorated structures. This may involve repair, conversion or reconstruction.

The redevelopment and rehabilitation program for the West Side Urban Renewal Project will involve displacement of 6,344 tenants in three stages. By tenant we mean both a single person living alone and

two-or more person households. In the first stage, from the redevelopment area, displacement will involve 2,707 tenants. From the rehabilitation area, there will be a displacement of 619 tenants, making a total relocation workload of 3,326 residential tenants in stage one. Relocation in the first stage will take place over a period of two and one-half years. I want to emphasize that the two and one-half years for stage one, and a year and a half each planned for relocation from the second and third stages, refer to the redevelopment areas. The relocation workload for the rehabilitation areas may extend over the entire period of the project, which is about five and one-half years, and even beyond this relocation period.

In the second stage 770 tenants will be displaced from the redevelopment area and 656 from the rehabilitation area, making a total of 1,426. In the third stage 827 tenants will be displaced from the redevelopment area and 765 from the rehabilitation area, making a total of 1,592 tenants. The redevelopment areas in the three stages will result in relocation for 4,304 tenants, and the rehabilitation areas in the three stages will result in relocation for 2,040 tenants.

The 6,344 total was derived from a survey that was made in 1959-60, by adjusting for relocation that already has taken place from the Stephen Wise public housing site, from the Public School 84 site, from the sites of the various public housing vest pocket projects, from the demonstration pilot area, and from the New York City Housing Authority project for the elderly.

Although the original site survey showed that a large number of people were living alone, I have no illusions that this is true

today. We know that in the last few years many single people have moved out, and in their places entire families have moved in. In some cases, we have found as many as eleven people living in a single room in the so-called rooming houses.

Of the total of 6,344 households to be relocated from the entire West Side Urban Renewal Area, 4,739 are eligible for public housing on the basis of income only at rents under $20 per month per room. Income eligibility is only one of the qualifications necessary for public housing.

Let us consider now the first stage only, because the first stage will be the one from which we will relocate actively in the next two and one-half years. Relocation in the second stage will take place in the year and one-half period after the first stage, and relocation from the third stage will take place in the year and one-half after the completion of the second stage. In the first stage, a total of 3,326 households are to be displaced. Of these, 2,485 are eligible for public housing on the basis of income only at rents under $20 a room per month. I shall address myself to what we propose to do to relocate 2,485 tenants from the first stage, insofar as possible within the site and within the immediate area. For our purposes the immediate area includes from 59th Street to 125th Street and from Central Park West to the Hudson River.

I should like to speak now about relocation resources for residential tenants for the 2,485 households to be relocated from Stage I who qualify for public housing on the basis of income only. While previously we had been speaking in terms of 1,000 units of

low-rent housing for the West Side Urban Renewal Project, the Mayor announced yesterday that 2,500 low-rent apartments are to be provided both within the site and in the area adjacent to and surrounding the site. These 2,500 units will include apartments in new public housing projects, in rehabilitated brownstone structures, and in middle-income developments where 20 percent of the apartments will have rents and carrying charges comparable to rates in public housing. Previously, only 15 percent of the apartments were to be low rent. The Mayor yesterday directed the Housing and Redevelopment Board to increase this proportion to 20 percent.

In addition to the 2,500 low-rent apartments, about 1,000 more apartments will be provided in low-rent housing by building additions to existing projects, rehabilitating brownstones, and as a result of turnover in existing low-rent public housing in the vicinity.

In summary, new public housing within the site and adjacent to the site, turnover in public housing, rehabilitation of brownstones, and 20 percent of the apartments in middle-income projects will provide about 3,500 units of low-rent housing at rents under $20 per month per room.

Unfortunately, these units are not presently built, and will not be ready at the time the plan goes into effect. However, because of the fact that title to the entire twenty-block area is going to vest at one time, the people who live in the second and third stages who want to relocate will be able to do so and will be entitled to receive relocation benefits from the City. Our

experience has shown that as soon as title vests, a number of site tenants relocate themselves immediately. On the basis of our experience we expect that about 750 households from the second and third stages will be moving out shortly after title vests. We expect to use these 750 vacated apartments as a temporary relocation resource for tenants in the first stage who qualify for public housing, enabling them to live in the twenty-block area until public housing within the site is completed.

I want to add, by the way, that at every one of the site offices an official from the New York City Housing Authority will be present who will immediately proceed to process the applications of those tenants who want public housing. Thus, eligibility qualifications will be checked as early as possible, and tenants can be told that, if they will wait, they will definitely be going into public housing within the site.

The 3,500 apartments in low-rent housing will be reserved for site residents of the West Side Urban Renewal Area. Residents of the area will have the first and highest priority to make sure that as many as wish to and are eligible can remain in the area or in the immediate vicinity.

Having said that, we must realize that there still would remain a substantial number of people who will have to be relocated outside of the area and outside of the immediate vicinity. I should like to speak now about relocation resources outside the twenty-block area and outside of the vicinity.

In the first place, there are the resources available through the New York City Housing Authority. We have a commitment in writing from the New York City Housing Authority that they will give the highest priority to large families in the West Side Urban Renewal Area, in order to make sure that these families who qualify will be able to relocate into public housing. We also have been assured that, insofar as the New York City Housing Authority can use administrative discretion in its social consultation unit, this administrative discretion will be used in favor of West Side tenants in order to help as many of them relocate into public housing as want to do so.

We know from experience that in the ordinary site at least 15 percent of the tenants relocate into public housing. We feel that this percentage will increase substantially as a result of the commitments that have been made to us by the New York City Housing Authority.

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Aside from public housing, the other relocation resource is private housing in other parts of the City. I should like to point out that our experience over the years has been that about 70 percent of all tenants who live in a site are self-relocatees, that is, that they find their own standard apartments. This is particularly true as a result of the schedule of benefits that has been enacted in New York City. If a tenant finds his own standard apartment, he receives a bonus, depending upon the size of the apartment that he vacated. We feel that self-relocation by tenants should be encouraged because we have found, as a result of studies that have been made in my Bureau, that when tenants self-relocate they are happier in their new apartments and neighborhoods, because they found them. However, I am not saying that tenants are allowed to self-relocate without supervision. In every case of self-relocation from the West Side Urban Renewal Area, every tenant-found apartment will be pre-inspected by a City inspector. In addition, we shall verify that the apartment into which a tenant moves is within his means. As you may know, the Federal government has a standard of rentals which requires that the annual rental must not exceed 25 percent of annual income. I should like to point out, however, that our experience has been that relocated tenants pay a rent which on the average is closer to 17 percent of annual income.

After considering the availability of public housing, and procedures relating to self-relocatees, we find that apartments must be found for some tenants. The City has a program under which

landlords who list their vacant apartments with the City are paid finder's fees, if these apartments are made available for families who must be aided in relocation.

We intend to use relocation agents in each stage, as well as managing agents. I want the Board of Estimate and the community to understand exactly how the relocation agents will work. In the first place, the City will be a party to the contract between the relocation agent and the sponsor, and the relocation agent, before he can enter into a contract, must pre-qualify with the City on the basis of specific standards. The City will review the contract. And, I have said to community groups that I will make these contracts available to them for their review. The contract will provide that in the event that the relocation agent fails to fulfill his responsibility, there will be a forfeiture. The contract will also provide that the site office will be directly supervised by the City. Moreover, the site office will have a section which will be entirely set aside for the personnel of the Bureau of Relocation. The real estate managers, the social workers, and the inspectors of the Bureau of Relocation will be able to closely supervise the relocation agents. This is not going to be supervision from the main office of the Bureau of Relocation, located at 2 Lafayette Street. It will be supervision directly at the relocation office.

One of the main advantages for having relocation agents is the fact that these people will be able to stay open evenings and on Saturdays and Sundays, a very difficult thing to do with City employees. In fact, the contract with the relocation agents will specify that they must stay open evenings, Saturdays and Sundays. I am very much

aware of the problem of low income families, in which the father works all day and the mother has to take care of four or five children. If the relocation office is not open on evenings and on weekends, these families cannot avail themselves of the office's services.

I have said that about 15 percent of the tenants go into public housing, and that 70 percent find their own standard apartments, pursuant to the City's bonus program. However, some tenants do not qualify for public housing, and are unable to find their own apartments. These people will be relocated into standard apartments by means of the City's finder's fee program. Under this program, the sponsor or relocation agent maintains a central vacancy listing of apartments which have been inspected by the City, and which have been found to be standard. If a site tenant accepts the apartment, and moves in, the landlord or broker who provided the listing will receive a finder's fee of either $150 for 1 to 3 room apartments or $250 for 4-or-more room apartments, including decorating.

I feel that with the commitments made with the New York City Housing Authority to give the highest priority to tenants from the West Side Urban Renewal Area, with our bonus program for tenants who self-relocate into standard apartments, and with our finder's fee program, it will be possible to meet the relocation workload presented by this plan. In addition, in the process of relocation we will improve the housing conditions of the people involved.

At this point, I should like to touch upon some of the special procedures which will be utilized under this West Side Urban Renewal Plan, which have not been available in earlier projects. The

first one will be our intensive use of social workers. A social service division was set up in the Bureau of Relocation in September of 1961, and we have been developing and outlining the division's function.

The social service function, as we visualize it, includes the following: to assist the Relocation Manager in preparing the tenants and the neighborhood for relocation; to provide direct short-term casework services to families, where indicated, for the purpose of effecting relocation; to refer relocated families needing long-term services to the appropriate public and voluntary agencies; and to maintain liaison with community groups, the City's Department of Welfare, and social agencies. Additional details on social services in relocation are attached to my statement.

Social service workers will go into the site at the same time that the relocation managers go in. The reason for this is the following: in the past we always had a hard core group of families who became a problem because, after other families had been relocated, these families had special problems which made it very difficult for them to relocate, such as, for example, the elderly woman, 70 years of age who had lived in the neighborhood for decades. What we propose to do is to have the social workers identify these hard core cases at the inception of the relocation process so that at the same time that the other families are being relocated, these hard core cases can be relocated as well. Thus, after a site has been cleared, we will not be left with an elderly individual or a problem family living alone in an empty house, which then becomes the City's problem. We think that this is one of the most important

contributions that our social service department can make. In addition to this, our social workers will be doing direct short-term casework, and, after the family has been relocated, they will refer the family to the appropriate agency for continued casework.

Another special procedure that we shall use in connection with this West Side Urban Renewal Plan is our City-wide audit unit, which has only recently been created. We have prepared a questionnaire which this unit uses in contacting tenants who have been relocated. This unit reports directly to the Deputy Commissioner for Relocation, and has no dealings with site office personnel. The purpose of this unit is to find out whether relocation is working satisfactorily. We do not wait until community groups come to tell us. We make every effort to find out for ourselves.

We also will try to determine whether as a result of this questionnaire we can develop improvements and refinements in relocation methods and procedures. We may find perhaps that relocation benefits should be revised upwards, or that families would have moved to a different borough if they had received a larger benefit payment. Improvements and refinements in our methods and precedures will be based upon the information which we collect through this questionnaire.

The third special procedure to be used in the West Side Urban Renewal area is the appointment of the Citizens Relocation Advisory Board, consisting of eleven members. I have been studying the procedures of the Board of Education, which have been recently issued, as to the manner in which they choose the members of their local school boards in order to make sure that they are representative of the community. We are planning to use somewhat the same procedure.

The community will be asked to nominate [illegible] of the Citizens Relocation Advisory Board to insure that they will be truly representative.

The activities of the Board will assure maximum cognizance of the relocation problems and needs of the residents of the West Side. Local support, interest and participation by these leaders in the functioning of the City's relocation program will insure a sound, comprehensive and humane operation. Members of the Board by communication with the residents of the area will be in a position to interpret various aspects of the program, and thus increase the public's understanding of the relocation process. Board members through their organizational affiliations will be in a position to appraise community reaction to the relocation program.

Moreover, Board members will discuss among themselves policy questions, and submit their views for consideration by the Bureau of Relocation. The Board will thus act as an advisory arm of the Bureau of Relocation. The Board will examine operational techniques and make recommendations with respect to overall operational efficiency prevailing at site offices of the Bureau. The Board will act as a clearing house for suggestions and complaints from residents in the area. The Board is to prepare reports to the Bureau on the needs, conditions and accomplishments in the area. A Board responsibility shall be arrangement for periodic open meetings with date and place made public so that associations, residents, and interested groups may have an opportunity to suggest items of business, and so that a hearing time may be scheduled for them. Written minutes of these meetings shall be submitted to the Bureau of Relocation.

In summary, the Citizens Relocation Advisory Board must meet at least once a month, and more if they so desire. Secondly, they will have the authority to go into the site offices and examine documents, as well as the authority to examine documents in the central office. Thirdly, their names will be publicized to the site tenants in order that the tenants may go to them in the event they are apprehensive about coming to me or to one of the employees of the Bureau of Relocation. In order to help them discharge their function, the members of the Advisory Board will have secretarial services and supplies available. Fourthly, the members will make recommendations to me and to the Board of Estimate as to any improvements which they think are necessary in relocation procedures. And, finally, they will assist me in preparing pamphlets and the letters which are to be distributed to the residents of the West Side Urban Renewal Area who are going to be affected by relocation.

Of deepest concern to us is to make sure that everyone who is going to be affected by relocation understands that our relocation program is not an eviction of any kind. We have changed all our literature to eliminate anything that has even the trace of a threat or of legal language. We feel that with the Citizens Relocation Advisory Board, with the social workers, with our operating rules and procedures, that we must impress upon the people who are going to be relocated that they should not panic, and should wait until we can make the services of the City available to them. We want to insure that the site tenants take advantage of these services.

We have revised our site occupancy record card so that at the initial interview we will get every possible bit of information about the family: where the children go to school, what social organizations

they belong to, what religious organizations they belong to, so that in the event the family moves without leaving a forwarding address, we will be able to trace them. Moreover, we will require that sponsors have a continuing responsibility to move any tenant who goes into a substandard apartment into a standard apartment.

I should like to speak now on the subject of commercial relocation. As of April 1, 1962, 357 commercial tenants were on the site of the West Side Area. We are all appreciative of the fact that commercial tenants may be hardest hit. Those of you who are lawyers probably know the historical background of the common law on condemnation, and the fact that, because it has become a statutory process, we can only give commercial tenants the benefits which the law permits. Although we have asked for more benefits for commercial tenants, at the present time the most we can give those on the West Side Urban Renewal Site is actual moving expenses.

However, we have devised some special procedures which we think will help the commercial tenants who want to stay on the site to do so with a minimum of cost and difficulty. A great deal of new commercial space, about 356,000 square feet, will be available after the West Side Urban Renewal Project is completed. The commercial space is mainly along Columbus and Amsterdam Avenues. We are planning to set up a temporary relocation resource for the commercial tenants who want to stay within the area. We are going to have two different kinds of temporary commercial relocation. One type will be relocation from one stage to another, that is, a commercial tenant from Stage I may relocate into Stage II until his new store in Stage I is ready.

In addition, because we recognize the difficulty that a particular commercial tenant may have if we move him even a few blocks away from his present address, we are going to have another type of temporary relocation resource. We have reserved the west side of Columbus Avenue, between 95th and 97th Streets, as a temporary relocation resource for commercial tenants within the first stage. We will not begin demolition of these areas until the new stores in the Stage I area have been built. Thus, the tenants who want to remain within stage one, can move over to 95th to 97th Streets until the new commercial space is ready.

We also recognize that if we are going to make this intra-site and intra-stage relocation for commercial tenants effective, we have to be willing to help them out financially. The commercial tenants have said that this right of intra-site and intra-stage relocation would be meaningless if they had to pay the expenses of moving into the temporary relocation resource and the expenses of setting up the store, with the wiring and all the other essentials, in order to carry on their business. I am trying to remedy this hardship. I have introduced a resolution before the Board of Estimate asking that a special fund be set up to take care of the transitional expenses of the commercial tenants. These include the expenses of moving into the temporary relocation resource, the expenses of putting in the necessary wiring, and other miscellaneous expenses, thus making sure that the store can be used for business purposes. I hope that the community groups will join with me in recommending that this fund be approved.

To summarize, I would like to say that it is time that everyone in the City of New York realizes that considerable progress has been made in relocation since the days of the Panuch report. There is now a central relocation bureau which dedicates itself on a full-time basis to a study of the problems of relocation. Specific standards, rules and regulations have been established which make up the Tenant's Bill of Rights. Inspection and enforcement procedures have been set up which make these rights a reality.

We have begun to recognize the social and human problems involved in relocation. And, we are willing to face up to them and meet them squarely. But, although we claim credit where credit is due, we do not believe that all relocation problems have been solved. In our Bureau we constantly evaluate the results, and make continuing efforts to refine and improve our methods and procedures. Indeed, some of the special procedures which I have talked about here today have been developed only within the last few months, and we are continuing to experiment in a variety of areas. For example, we are studying now the possibility of a pilot project with United Neighborhood Houses so that we may refer to them tenants who are being relocated, and they can take steps to insure that these people adjust properly to their new neighborhood.

We are trying to develop a yardstick which would not only measure the quality of a standard apartment but also measure the quality of a standard neighborhood. We recognize that while it is important to live in a standard apartment, it is also important to live in a decent neighborhood.

In conclusion, we are working within the framework of Mayor Wagner's vision of a slumless city, fully aware of the fact that the goal can never be realized if we create one slum while we are clearing another. It shall be our purpose to insure that this shall not happen. With the support and encouragement of the Mayor and the City Administration, and with the cooperation of community groups, we are confident that this purpose will be realized, and that the dream of a slumless city will move a step closer towards reality. Thank you.

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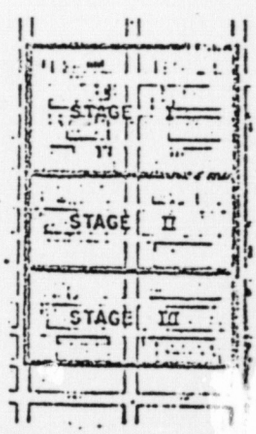
RELOCATION-STAGING

RESIDENTIAL TENANTS TO BE RELOCATED

STAGE	REDEVELOPMENT AREA	REHABILITATION AREA	TOTAL RELOCATION LOAD
I	2,707	619	3,326
II	770	656	1,426
III	827	765	1,592
TOTAL	4,304 +	2,040 =	6,344 *



* ESTIMATE OF RELOCATION WORKLOAD AS OF APRIL 1, 1962

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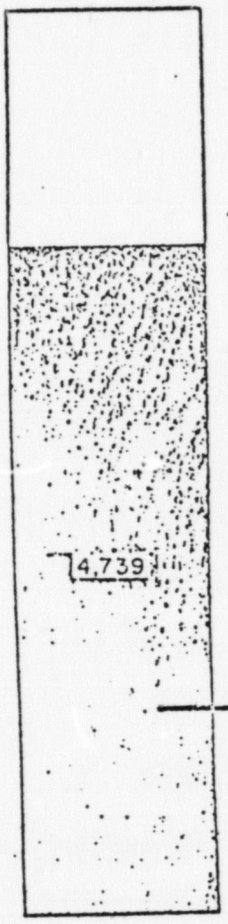
RELOCATION - BY ABILITY TO PAY-

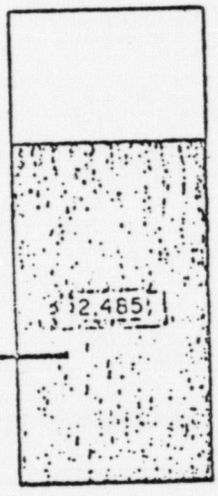
RELOCATION
TOTAL HOUSEHOLDS
6,344



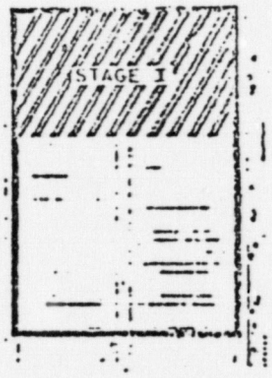
W.S.U.R. AREA

RESIDENTIAL TENANTS ELIGIBLE FOR PUBLIC HOUSING OR PRIVATE HOUSING AT RENTS UNDER $ 20 PER ROOM PER. MONTH *

RELOCATION
TOTAL HOUSEHOLDS
3,326



STAGE I



* ON BASIS OF INCOME ONLY

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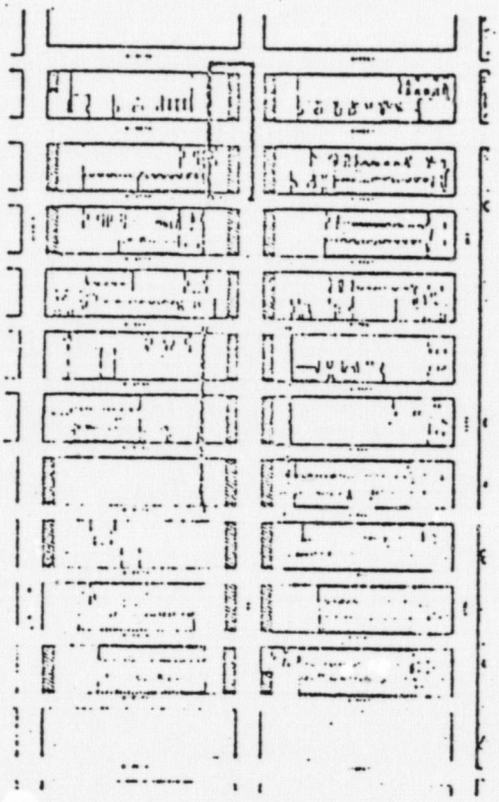
COMMERCIAL RELOCATION



LEGEND

NEW COMMERCIAL SPACE:

RETAIL COMMERCIAL

GENERAL OFFICE

ON-SITE TEMPORARY COMMERCIAL RELOCATION RESOURCES

TOTAL EXISTING COMMERCIAL SPACE IN REDEVELOPMENT AREAS = 462,000 SQ. FT. *

NEW COMMERCIAL SPACE IN REDEVELOPMENT AREAS = 356,000 SQ. FT.

*42,930 SQ FT. OF EXISTING COMMERCIAL SPACE IN CONSERVATION AREAS IN ADDITION TO ABOVE

E-999

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Table 1. West Side Urban Renewal Project: Number of Residential and Commercial Tenants to be Relocated by Stage and Type of Renewal, 1959-60[a]

Type of renewal and stage	Number of tenants			
	Residential		Commercial	
Stage I (W 93-W 97 Sts)				
Redevelopment area				
120-144 W 94 St (NYCHA)[b]	93		1	
Rest of area[c]	2,678		164	
Total		2,771		165
Rehabilitation area				
Demonstration pilot project[d]				
48-54 W 94 St (NYCHA)[e]	101		1	
Rest of pilot project[d]	452		0	
Total	553		1	
Rest of rehabilitation area[c]	234		0	
Total		787		1
Total, Stage I		3,558		166
Stage II (W 90-W 93 Sts)				
Redevelopment area				
61-65 W 91 St, 74-84 W 92 St, and 641-655 Columbus Ave (NYCHA)[f]	158		16	
Stephen Wise Houses (NYCHA)[g]	755		8	
Public School 84[h]	539		1	
Rest of area[c]	748		62	
Total		2,200		87
Rehabilitation area, total[c]		656		0
Total, Stage II		2,856		87
Stage III (W 87-W 90 Sts)				
Redevelopment area				
583-595 Amsterdam Ave (NYCHA)[i]	90		10	
Rest of area[c]	809		114	
Total		899		124
Rehabilitation area, total[c]		765		0
Total, Stage III		1,664		124
Total, Stages I - III				
Redevelopment areas	5,870		376	
Rehabilitation areas	2,208		1	
Grand total[j]		8,078		377

See footnotes on page 28.

Table 1. West Side Urban Renewal Project: Number of Residential and Commercial Tenants to be Relocated by Stage and Type of Renewal, 1959-60[a]

a/ Source for residential control totals, redevelopment and rehabilitation areas, and totals for the project: General Relocation Corporation, West Side Urban Renewal Area: Survey and Analysis, August 17, 1960. Source for commercial data count: New York City Housing Authority and New York City Housing and Redevelopment Board.

b/ Site number 15. Title vested August 1, 1961.

c/ Title not vested as of April 1, 1962.

d/ The first building taken for this project 38 W 94 Street, vested on June 5, 1961. Four additional buildings were taken in December 1961: 11 W 94 Street, 27 W 94 Street, 34 W 94 Street and 51 W 94 Street. On January 24, 1962, title vested to 30 W 95 St. Title to the following properties was vested in the City of New York on February 9, 1962: 7 W 95 Street, 9 W 95 Street, 49 W 95 Street, 51 W 95 Street; and on March 28, 1962, 18 W 95 Street.

e/ The New York City Housing Authority as part of its SRO program took title to 48-54 W 94 Street on January 3, 1961.

f/ Site number 25. Title vested August 1, 1961.

g/ Site number 29. Title vested June 1, 1960.

h/ Site number 26. Title vested July 24, 1959.

i/ Site number 38. Title vested August 1, 1961.

j/ Includes one-person households.

Relocation Planning and Research
May 8, 1962

E-1001

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Table 2. West Side Urban Renewal Project: Number of Residential and Commercial Tenants Relocated by Stage 1960, 1961, and First Quarter 1962

Type of renewal and stage	Number of tenants relocated							
	Year 1960		Year 1961		First quarter 1962		Total	
	Resl	Coml	Resl	Coml	Resl	Coml	Resl	Coml
Stage I (W 93-W 97 Sts)								
Redevelopment area								
120-144 W 94 St (NYCHA)	0	0	54	0	10	0	64	0
Rest of area	0	0	0	0	0	0	0	0
Total	0	0	54	0	10	0	64	0
Rehabilitation area								
Demonstration pilot project								
48-54 W 94 St (NYCHA)	0	0	101	0	0	0	101	0
Rest of pilot project	0	0	10	0	57	0	67	0
Total	0	0	111	0	57	0	168	0
Rest of rehabilitation area	0	0	0	0	0	0	0	0
Total	0	0	111	0	57	0	168	0
Total, Stage I	0	0	165	0	67	0	232	0
Stage II (W 90-W 93 Sts)								
Redevelopment area								
61-65 W 91 St, 74-84 W 92 St, and 641-655 Amsterdam (NYCHA)	0	0	59	6	77	4	136	10
Stephen Wise Houses (NYCHA)	446	7	309	1	0	0	755	8
Public School 84	539[a]	1	0	0	0	0	539	1
Rest of area	0	0	0	0	0	0	0	0
Total	985	8	368	7	77	4	1,430	19
Rehabilitation area, total	0	0	0	0	0	0	0	0
Total, Stage II	985	8	368	7	77	4	1,430	19
Stage III (W 87-W 90 Sts)								
Redevelopment area								
583-595 Amsterdam (NYCHA)	0	0	47	0	25	1	72	1
Rest of area	0	0	0	0	0	0	0	0
Total	0	0	47	0	25	1	72	1
Rehabilitation area, total	0	0	0	0	0	0	0	0
Total, Stage III	0	0	47	0	25	1	72	1
Total, Stage I - III								
Redevelopment areas	985	8	469	7	112	5	1,566	20
Rehabilitation areas	0	0	111	0	57	0	168	0
Grand total	985	8	580	7	169	5	1,734	20

a/ Includes 12 residential tenants relocated between title vesting date, July 24, 1959, and December 31, 1959.

Relocation Planning and Research
May 8, 1962

E-1002

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Table 3. West Side Urban Renewal Project: Number of Residential and Commercial Tenants on Site by Stage and Type of Renewal, April 1, 1962

Type of renewal and stage	Number of tenants on site			
	Residential		Commercial	
Stage I (W 93-W 97 Sts)				
Redevelopment area				
120-144 W 94 St (NYCHA)	29		1	
Rest of area	2,678		164	
Total		2,707		165
Rehabilitation area				
Demonstration pilot project				
48-54 W 94 St (NYCHA)	0		1	
Rest of pilot project	385		0	
Total		385		1
Rest of rehabilitation area		234		0
Total		619		1
Total, Stage I		3,326		166
Stage II (W 90-W 93 Sts)				
Redevelopment area				
61-65 W 91 St, 74-84 W 92 St, and 641-655 Columbus Ave (NYCHA)	22		6	
Stephen Wise Houses (NYCHA)	0		0	
Public School 84	0		0	
Rest of area	748		62	
Total		770		68
Rehabilitation area, total		656		0
Total, Stage II		1,426		68
Stage III (W 87-W 90 Sts)				
Redevelopment area				
583-595 Amsterdam Ave (NYCHA)	18		9	
Rest of area	809		114	
Total		827		123
Rehabilitation area, total		765		0
Total, Stage III		1,592		123
Total, Stages I - III				
Redevelopment areas	4,304		356	
Rehabilitation areas	2,040		1	
Grand total[a]		6,344		357

a/ Includes one-person households.

Relocation Planning and Research
May 8, 1962

E-1003

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Table 4. West Side Urban Renewal Project: The Relocation Schedule

Stage	Relocation period (years)	Estimated clearance date if title vests Sept 1962
I	2.5	Apr 1965
II	1.5	Oct 1966
III	1.5	Apr 1968
Total	5.5	

Relocation Planning and Research
May 8, 1962

E-1004

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Social Services in Relocation

The Bureau of Relocation of the Department of Real Estate appointed a Consultant on Social Services in the Fall of 1961 to organize a program of social services for tenants being relocated from the sites of public and quasi-public improvements. Since that time, additional Social Workers have been employed by the Bureau from funds authorized by the Board of Estimate for this purpose. In addition, two staff members loaned by the Department of Welfare, at the request of the Deputy Commissioner for Relocation, continue to work with the Social Service Unit. Thus for the first time the Bureau has its own functioning Social Service Unit. This action follows the recommendations of the Panuch Report that social services be provided as an integral part of relocation.

The Social Worker usually works out of a local site relocation office. In this way he can work directly with the relocation staff in determining which families may require social services. Families can then be given assistance promptly and there is adequate time for liaison with other community or social agencies which may be interested in the family.

The Social Worker is also available for consultation with Relocation Managers on special problems which may involve social services. The Relocation Manager, however, has continuing responsibility for rehousing the family while the Social Worker has primary responsibility for helping with family difficulties which hinder relocation. Through a team operation of this kind, there is agreement upon a plan which involves coordination of effort in helping the site tenant secure satisfactory relocation.

The function of the Social Worker in relocation is:

1. To assist the Relocation Manager in preparing the tenants and the neighborhood for relocation.

2. To provide direct short term casework services to families, where indicated, for the purpose of effecting relocation.

3. To refer families needing long term services to the appropriate public and voluntary agencies.

4. To maintain liaison with social agencies: schools,

churches, and other appropriate organizations in the community for the purpose of securing understanding of the need for relocation and cooperation in assisting families in relocation.

The Social Service Unit has identified a number of situations which usually require assistance in relocation. First are elderly persons living alone who are without relatives or friends or who are dependent upon neighbors and the community. There are also elderly persons living alone on low income or with no visible income who are unable to plan for moving.

Another group consists of those with physical or mental disability who cannot move on their own or who may not comprehend the necessity for relocation. Still others may present problems of poor budgeting, temporary loss of income, or unforeseen expenses which hinder relocation.

Recent estimates indicate an increased relocation workload and, therefore, heavier responsibilities for social services. Proposals have already been made for increasing the number of staff, and possibly tapping new sources for recruiting personnel, since the supply of Social Workers through normal channels is extremely limited.

The Social Service Unit is setting up liaison with other public agencies such as the New York City Housing Authority, the Department of Welfare, and the Conservation and Area Services Programs of the Housing and Redevelopment Board, in order to secure the maximum coordination of services for families who are being relocated.

The effect of relocation on the welfare of families and the community is also a concern of the Social Service Unit. It is now exploring cooperation with other agencies in helping to meet the needs of the elderly, and of families with young children who must move to new neighborhoods.

Sample Provisions: Contract Between a Sponsor and a Relocation Agent

I. All contracts will specify the following duties to be performed:

A. By the Relocation Agent

1. Aid in establishing and staffing the site office.
2. Initiate procedures and regulations for site operation.
3. Make records available for inspection.
4. Meet with tenant groups and civic organizations.
5. Assist legal counsel in all legal proceedings related to the project.
6. Coordinate activities of interested parties in staging clearance program.
7. Issue weekly and monthly reports on tenant relocation.
8. Maintain adequate staff in relation to tenant relocation.
9. Directly supervise and operate the job of relocating of all tenants within the area, subject to the Department of Real Estate.
10. Prepare and process necessary documents to obtain reimbursement for the Housing Company (Sponsor) for the expense of relocating tenants to the extent permitted by regulations and procedures of Federal, State and City agencies.
11. Prepare all relocation reports which may be required by Federal and City agencies.
12. Perform all obligations of the Housing Company under its contract with the City of New York insofar as they relate to the relocation of tenants.
13. Keep . Housing Company continually advised of its activities.

B. By the Sponsor

1. Provide an office, equipment, necessary telephone installations and supplies.

2. Provide liability, workmen's compensation, and other necessary insurance for personnel and operation of site.

3. Pay relocation benefits including finder's fees, relocation allowances, bonuses and moving expenses as required in contract with City.

4. The Sponsor will pay for the Department of Real Estate personnel assigned to the site office which shall include a social worker and will also pay for personnel from the New York City Housing Authority.

5. Compensate the Relocation Agent for its services.

II. In addition to the other usual and standard clauses, the contracts will contain the following provisions:

1. Notwithstanding, anything herein to the contrary, it is understood and agreed that all relocation activities performed by the Agent or Sponsor must be so performed under the supervision and approval of the Department of Real Estate, and, in accordance with all the regulations of such Department currently in force or hereafter promulgated.

2. Relocation of residential tenants performed by the Agent or Sponsor must be to accommodations approved and certified by the Department of Real Estate as follows:

A. Physical Standards

1) Must have central heat and central hot water.
2) Must be structurally sound containing no major violations affecting safety or essential services.
3) Kitchen facilities must be for exclusive use of the family.
4) Must have fully enclosed bath and toilet facilities within the apartment. All bathtubs and/or showers must be in bathroom.
5) Must have a window in every room and adequate light and ventilation.
6) A decent, safe and sanitary apartment shall contain an adequate amount of space to provide for decent family living in addition to the above mentioned requisites. The dwelling unit shall not be overcrowded. Whenever conflicts may arise as to age or sex of children in the relocation of a family to an off-site apartment, the Department of Real Estate shall interpret these rules strictly in order to assure that decent living standards and minimal standards of privacy are guaranteed to all members of the family.

E-1008

B. Ability to Pay

A family relocated in private rental accommodations will be considered housed within its ability to pay if the gross rental does not exceed 25 percent of the gross family income.

C. Location Standards

1) Relocation housing must be reasonably accessible to place of employment of tenant and in areas not less desirable in regard to public utilities and commercial facilities than present accommodations. All relocation made available to displacees must be in New York City.

2) Relocation housing may not be offered where such housing is scheduled for future urban renewal or public improvement program which will result in further relocation. The Department of Real Estate will establish such list of excluded buildings.

D. Temporary Relocation Standards

1) Temporary housing must be as good or better than housing from which the site families move. All temporary dwelling units must be free of major violations affecting safety, and must provide essential services.

2) No temporary rehousing may be done without prior written permission of the Department of Real Estate except in emergency situations.

3) On-site transfers must be kept to a minimum.

4) Moving costs of a family to temporary housing are to be borne by the Sponsor.

3. The Sponsor and his Agent have a continuing obligation to relocate every eligible residential tenant residing in the project area into decent, safe and sanitary apartments. This obligation to so relocate is satisfied only when the families either move to standard housing or refuse to vacate a substandard accommodation in order to move into an offered standard accommodation.

4. The Sponsor and his Agent are required to maintain a listing service for commercial tenants in order to aid any business concern which desires to be relocated.

5. The Sponsor and his Agent must not discriminate or aid or abet any discrimination or segregation in relocation housing and must conform to all laws and regulations of any governmental agency against such discrimination. To insure that families of any race

color, or creed, religion or national origin have access to all housing accommodations, any violation or discrimination must be reported to the Department of Real Estate and to the Commission on Human Rights of New York City.

6. The Sponsor and his Agent must contact every tenant to determine his needs and desires as to relocation. Where there is question of needs of tenant or desirability of accommodations, the Department of Real Estate will make the final decision, and such decision will be binding upon all of the parties involved.

7. The Sponsor and his Agent shall establish on each Title I Site a project office to assure maximum assistance to families in achieving relocation. The office must be sufficient in size to accommodate family interviews and shall be so situated that site occupants can walk to the location.

   Office space shall be established and made available by the Sponsor for use of Department of Real Estate personnel, within the same structure and be physically separated from the area used by the Sponsor and his Agent's staff. This space for the Department of Real Estate shall also permit room for social service personnel, New York City Housing Authority personnel and, where necessary, Department of Welfare personnel.

8. All notices and communications to tenants must be approved by the Department of Real Estate prior to issuance by the Sponsor or his Agent.

9. All Agents and their employees must be approved and certified by the Department of Real Estate.

10. No eviction proceeding may be commenced by a Sponsor or his Agent, without prior written approval having been granted by the Department of Real Estate. No request for eviction may be made to the Department of Real Estate except for:

    a- Failure to pay rent

    b- Maintaining a nuisance

    c- Refusal by family to accept a standard off-site apartment, which in the judgment of the Department of Real Estate meets the legal requirements of Title I and suitable for the family.

11. The Sponsor or his Agent shall make payments of relocation benefits to tenants promptly after approval by the Department of Real Estate and notification of such payments shall be given to the said Department.

12. The Sponsor and his Agent are required to manage the building within the project site area in accordance with the established regulations of the Department of Real Estate. The Sponsor in managing all buildings must follow practices designed to protect the health and safety of the occupants. Conformance of this policy calls for the maintenance of the plumbing, heating and electrical systems in safe operating condition, and necessary repairs to keep the premises habitable. Extermination service, where necessary, must be supplied by the Sponsor or his Agent.

13. Demolition of buildings shall be performed under the supervision and with the approval of the Department of Real Estate.

14. In the event that the Sponsor's Relocation Agent relocates a residential tenant into substandard accommodations, the Relocation Agent shall be required to relocate that tenant, at its own expense, into a standard accommodation, and this cost shall not be considered a project cost. In the event that the Relocation Agent fails to relocate the said tenant from the substandard accommodations within 60 days of written notice from the Department of Real Estate, then the Department of Real Estate shall itself relocate the said tenant to standard accommodations and shall charge to the Agent the cost of providing this relocation service.

15. Where a site tenant self-relocates into a substandard accommodation, if the tenant desires to be re-housed, the responsibility to the Sponsor and his Agent shall continue, and that tenant must be relocated to a standard apartment.

16. The Sponsor shall maintain a site relocation office which must be kept open and available for tenants evenings, Saturdays, Sundays, and holidays, as the need is present.

17. The Department of Real Estate shall have the right to cancel the Sponsor agreement with its Agent without notice if in its sole discretion it believes a substantial breach shall have taken place. In addition, the Department may terminate the agreement without notice, for any reason whatever, without any liability on its part.

18. Notwithstanding anything herein to the contrary, this contract shall be subject to the Policies and Procedures Manual for Title I for the City of New York as they may from time to time be amended and any and all directives of the Deputy Commissioner for Relocation of the Department of Real Estate.

19. Any agreement between the Sponsor and his Agent must first be approved by the Housing and Redevelopment Board and the Department of Real Estate. It must also be reviewed by the Housing and Home Finance Agency.

E-1011

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Establishment of the Citizens Relocation Advisory Board for the West Side Area of Manhattan: A Plan for the Accomplishment of Full-Scale Local Community Participation in the Relocation Program of The City of New York

June 18, 1962

E-1012

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE

Citizens Relocation Advisory Board for the West Side Area of Manhattan

Purposes and objectives:

The Citizens Relocation Advisory Board shall serve in an advisory and informational capacity to the Bureau of Relocation. The membership of the Board will consist of leading, public-spirited citizens of the West Side Area who have demonstrated by their organizational activities that they have a strong sense for public service. The activities of the Board will assure maximum cognizance of the relocation problems and needs of the residents of the West Side. Local support, interest and participation by these leaders in the functioning of the City's relocation program will insure a sound, comprehensive and humane operation. Members of the Board by communication with the residents of the area will be in a position to interpret various aspects of the program, and thus increase the public's understanding of the relocation process. Board members through their organizational affiliations will be in a position to appraise community reaction to the relocation program.

Moreover, Board members will discuss among themselves policy questions, and submit their views for consideration by the Bureau of Relocation. The Board will thus act as an advisory field arm of the Bureau of Relocation. The Board will examine operational techniques and make recommendations with respect to overall operational efficiency prevailing at site offices of the Bureau. The Board will act as a clearing house for suggestions and complaints from residents in the area. The Board is to prepare reports to the Bureau on the needs, conditions and accomplishments in the area. A Board responsibility shall be arrangement for periodic open meetings with date and place made public so that associations, residents, and interested groups may have an opportunity to suggest items of business, and so that a hearing time may be scheduled for them. Written minutes of these meetings shall be submitted to the Bureau of Relocation. The Board will at times be dealing with program matters in process of formulation and some of the information of necessity will be confidential until a time is agreed upon for public release.

Operating procedures:

To make the Citizens Relocation Advisory Board effective and to facilitate its functioning, the Bureau of Relocation proposes to hold periodic meetings with the Board; establish a Board headquarters within the site offices maintained by the Bureau of Relocation to insure that recommendations of the Board are expeditiously brought to the attention of the Bureau of Relocation, and to assure that the Board is informed on rulings, decisions and changes affecting the area; and, the Bureau shall provide essential secretarial services for the use of the Board.

Structure:

1. There shall be established a Citizens Relocation Advisory Board consisting of eleven members.

2. The terms of office of Board members shall be for three years. Members may serve for two terms. Terms of office shall be staggered so that four members shall be initially appointed for one year, four for two years, and three for three years. Each new member shall thereafter be appointed for a term of three years.

3. A member must reside within the area. If a member should move from the area, or, fail to attend three successive meetings of the Board without valid excuse, the appointment shall be deemed terminated.

E-1014

Organization:

1. The Bureau of Relocation shall invite community, civic business and professional groups active or interested in the West Side Area of Manhattan to recommend candidates, in writing, for the Citizens Relocation Advisory Board. Candidates recommended shall be qualified by character, ability, and interest and should have available the time that is necessary to render constructive services.

2. A Panel shall be assembled to screen the recommendations received.

   a. Composition of Panel: Panel members shall each be the single representative of the community, civic, business and professional groups in the Area.

   b. Selection and Size of Panel:

      1) The Deputy Commissioner for Relocation shall call to a meeting one representative of each of the community, civic, business and professional organizations in the Area and this assembly shall suggest additional groups which may be invited to participate.

      2) The Deputy Commissioner for Relocation shall invite the additional organizations suggested at the first meeting and all who were present at the first meeting to attend an orientation meeting.

      3) At the orientation meeting, attended by one representative of each organization, the Deputy Commissioner for Relocation shall emphasize the fact that the objective is to make the Panel as broad and representative of all groups in the area as possible. And, there shall be explained fully the function of the Panel and what ultimately will be expected of the duly elected members of the Citizens Relocation Advisory Board. <u>All of the representatives assembled at this meeting shall constitute the Panel</u>.

4) After this meeting the Panel shall convene to organize and elect officers.

5) THe Deputy Commissioner for Relocation shall then release to the Panel all the recommendations for membership to the Board which were previously received. The Panel may also receive recommendations directly and may add their own candidates.

6) After consideration of all names submitted the Panel shall recommend a list of no fewer than fifteen and no more than twenty candidates and submit this list, together with biographical data and comments about each, to the Deputy Commissioner for Relocation. The Panel at the same time shall also return to the Deputy Commissioner for Relocation all other names submitted to them with brief comments.

7) The Bureau of Relocation shall make a final selection of candidates and shall designate the initial term of each as provided for hereinabove. The Bureau of Relocation will rely most heavily on the recommendations of the Panel but the Bureau reserves the right to choose from the list of names submitted by the Panel.

8) After the Citizens Relocation Advisory Board has been selected, the Deputy Commissioner for Relocation shall notify each member of appointment and shall convene the first meeting of the Citizens Advisory Board to organize and elect officers.

THE CITY OF NEW YORK
DEPARTMENT OF REAL ESTATE E-1016

A RESOLUTION TO AID TEMPORARY RELOCATION OF COMMERCIAL TENANTS

WHEREAS, under the present regulations, there is no provision for compensation or reimbursement to the business tenant for the cost and expenses incurred for temporary on-site moves in the proposed West Side Urban Renewal Project after the project has gone into execution; and

WHEREAS, some of the business tenants presently occupying premises in said West Side Urban Renewal Project Area desire to relocate into the new redevelopment sites within such project area and, must move temporarily until new buildings are completed.

NOW, THEREFORE, be it resolved by the Board of Estimate

1. That relocation expenses incurred for temporary moves on the project site by eligible business tenants as may be determined by the Commissioner for Relocation of the Department of Real Estate situated on the site of the West Side Urban Renewal Project area be reimbursed by the Department of Real Estate acting for the City of New York in such amounts and in such manner as the Deputy Commissioner for Relocation of the Department of Real Estate shall approve, pursuant to rules and regulations promulgated by the Commissioner of the Department of Real Estate and approved by the Board of Estimate.

2. That an Imprest Fund in the amount of $100,000 be created from which the business tenants shall be paid.

3. That payments shall be limited to such business tenants occupying premises within the West Side Urban Renewal Project Area on the date that title is vested in the City of New York, and who must be temporarily relocated within the project area pending a final move to the completed redevelopment areas of the West Side Urban Renewal Projects.

E-1017

DEFENDANTS EXHIBIT E - NEGATIVE
THRESHOLD DECISION, ETC. (614)

MAY 1972

cc: R/D
Speirs
Loftus
Schiffman/Abrams
Reading

MAY 4 19

S. William Green, 2S
Attention: Frank Batstone, 2HE

John R. Maylott, 2.1S

DE

Negative Statement to Accompany
Application - Low-Rent Public Housing
Project: Site 3D-West Side Urban Renewal Area
City of New York

This negative declaration on environmental impact is to accompany subject application through the HUD review and decision process.

It is the finding of this office that approval of this proposal is consistent with all applicable HUD environmental policies and standards, and that the proposed HUD action does not otherwise have a significant adverse impact on the environment in terms described by PL 91-190 and related guidelines of the Council on Environmental Quality.

Despite the contrary statement by NYCHA in their draft environmental clearance worksheet, there is considerable organized opposition to the project, and the urban renewal plan change which enables this development is currently in litigation. It is our understanding, however, that although this opposition is motivated by alleged social impacts of the proposed project, such impacts are not environmental impacts within the content of Section 101(b) of NEPA.

The HUD special environmental clearance worksheet is appended hereto, with appropriate findings, certification and concurrence.

Director

Enclosure

OPERATIONS DIVISION/Speirs/gr/4-18-72

Speirs Schiffman Myerson Vlatos Loftus Maylott

E-1018

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Region: II

Area or Insuring Office: New York

SPECIAL ENVIRONMENTAL CLEARANCE WORKSHEET

INSTRUCTIONS: PREPARE ORIGINAL (TO BE RETAINED WITH PROJECT FILE AFTER COMPLETION). ENTRIES SHOULD REFLECT INFORMATION IN corresponding form ECO-2, AUGMENTED AS NECESSARY, AND VALIDATED BY HUD.

A. APPLICANT/RECIPIENT

New York City Housing Authority

B. PROJECT NAME

Site 30 - West Side Urban Renewal Area

C. PROJECT LOCATION

West Side of Columbus Avenue, Between 90th and 91st Sts., Borough of Manhattan, N.Y.C.

D. HUD PROJECT NUMBER

none yet assigned

E. REVIEW OF INFORMATION IN BLOCKS E THROUGH J OF applicant's completed form ECO-2

IS THE INFORMATION IN FORM ECO-2, WITH RESPECT TO THE FOLLOWING ITEMS, ADEQUATE AND ACCEPTABLE? (IF ANY ITEM IS CHECKED NO, PROVIDE AUGMENTED, VALIDATED INFORMATION IN BLOCK F)

1. DESCRIPTION OF PROPOSED PROJECT OR ACTIVITY	[x] YES	[ ] NO
2. ENVIRONMENTAL IMPACT OF PROPOSED PROJECT OR ACTIVITY	[ ] YES	[x] NO
3. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED	[ ] YES	[x] NO
4. ALTERNATIVES	[ ] YES	[x] NO
5. SHORT-RUN/LONG-RUN RELATIONSHIPS	[x] YES	[ ] NO
6. VIEWS OF LOCAL GROUPS	[ ] YES	[x] NO

F. AUGMENTED, VALIDATED INFORMATION, RESULTING FROM BLOCK E REVIEW (IF NEEDED, ATTACH ADDITIONAL SHEETS (Identify applicable environmental policy and standards documents.)

2. and 3. The project will provide for less than the 15% accessory off-street parking spaces required by the Zoning Resolution. Even were the full 24 spaces to be provided, development of the project may be expected to result in increased demand on the limited number of on-street spaces, and potential congestive double-parking during alternate-side parking restriction periods.

Development of the project will also add marginally to pollution of the air-quality of the area, which is among the worst in the city in terms of sulfur dioxide; however, NYCHA development would not be worse than any other non-electric heating system used by any other housing developer.

4. - The draft environmental clearance worksheet does not address itself to any alternate uses of the site. Development of the site with housing is in accordance with a Federally-approved urban renewal plan. The nature of the economic market to be served by the housing does not constitute a clear environmental consideration, and does not appear to have any environmental impacts which are significant and adverse. The designation of the site for low-rent public housing by the City Planning Commission and the Board of Estimate constitutes the City's official development strategy, in accordance with documents of record, such as the urban renewal plan.

5. - The applicant's statement that "there are no known groups in opposition to this development" is unfortunate and erroneous. There is considerable known opposition, and, since date of applicant's certification of the worksheet, has included litigation. An examination of plaintiff's brief, as well as of the correspondence from another opponent to the development, the organization known as CONTINUE (Committee of Neighbors to Insure a Normal Environment), indicates that the opposition is based on alleged potential social impacts, which are not defined or suggested by the opponents as environmental impacts within the context of Section 101(b) of the National Environmental Policy Act.

The data submitted in the applicant's worksheet is otherwise generally acceptable. Following comments are noted:

Density

Applicants' worksheet states that project is located in a high-density residential area, and implies that development will not impact negatively on area with respect to density. Our review shows that the proposed density of 232 d.u. per gross acre is consistent with the combination of R7-2 and C1-9 zoning which governs the site.

The apartment size distribution listed on worksheet varies from that shown in application for tentative site approval, which indicates the following distribution:

0	Bedroom (elderly) -	16 units
1	"	56 units
2	"	56 units
3	"	24 units
4	"	8 units

This discrepancy has no material effect on either the anticipated normal maximum project population of about 576, or on the anticipated normal maximum number of children from the project - 356.

The project proposal is in accordance with the development strategy of the City, as expressed in the locally adopted West Side Urban Renewal Plan, and withe Zoning Resolution of the City.

Construction of the project will result in a density, not significantly different from the densities of nearby blocks, according to the 1970 U.S. Census of Housing. Census Statistics for the eight blocks in stage one of the urban renewal program which encompasses 93rd to 97th Streets, Central Park West to Amsterdam Avenue indicate the following densities:

Tract	Block	Population	D.U.S
181	101	1,838	920
	102	958	580
	103	1,470	645
	201	1,752	623
	202	1,007	480
	203	1,692	759
177	101	1,435	584
	402	1,709	788

project a population of 1800 in 546 dwelling units for Block 301 in tract 177, where proposed project is to be located.

Schools

Applicant's worksheet states that schools in the area are uncrowded at both elementary and junior high levels, and that the overcrowding of the district's only high school will be alleviated soon by new construction.

With respect to elementary and intermediate school facilities in the area, our review of the most recent data available from the NYC Board of Education, Division of School Planning and Research, confirms applicant's statements. Elementary schools located within a one-half mile radius of the site had a total of 640 vacant seats, as of October 31, 1971.

School	Enrollment	Capacity	Utilization
P.S. 9	723	1029	- 306
P.S. 75	1053	1111	- 58
P.S. 84	1096	1192	- 96
P.S.163	651	815	- 164
P.S.166	752	768	- 16

The midle school serving the immediate area, IS 118 had an enrollment of 1315, against a capacity of 1365. The next nearest, IS 44 located 13 blocks south of the project site, had enrollment of1178, against a capacity of 1340.

Applicant's statements about completions of Park West and Martin Luther King, Jr. High Schools are inaccurate. However, King High School is expected to be opened in late 1973 before completion of proposed housing project and should easily accomodate students generated by the project, either at King or at Brandeis High School, whose current overload it will help to absorb. Park West High School is not in construction, and cannot be considered available until 1975 at the earliest.

Other Community Facilities

The Plan for the City of New York, vol. 4, indicates that, except for high schools, the area is well served by educational, health, recreational, cultural and transportation facilities. Renewal of the West Side has increased marketability of many properties, demonstrating favorable perceptions of the area's liveability despite certain known characteristics such as traffic congestion and incidence of crime.

Public Safety

The site is located in the 24th police precinct. Crime statistics for 1971 published in the New York Times of February 14, 1972, indicate that the rate of robberies and burglaries in the 24th placed among the City's "high-per capita" precincts, and rates of criminal homicide and auto theft are in the "intermediate" range.

The Police Department of the City of New York conducts an ongoing program to improve performance, in both crime prevention and law enforcement.

There is no basis on which to conclude that construction and tenancy of the proposed project will have an impact on the incidence of crime in the area.

E-1021

G. CHARACTERISTICS OF PROPOSED PROJECT/ACTIVITY

DOES REVIEW (OF THE APPLICATION, AMENDATORY APPLICATION, OR PROPOSED CHANGE TO THE PROJECT IDENTIFIED IN BLOCKS A-D) SHOW ANY EVIDENCE OF ACTUAL OR POTENTIAL ADVERSE ENVIRONMENTAL PROBLEMS, AS INDICATED BY:

1. PRECEDENT-MAKING NATURE OF PROPOSED PROJECT/ACTIVITY?	☐ YES	☒ NO
2. CONTROVERSIAL NATURE OF PROPOSED PROJECT/ACTIVITY?	☐ YES	☒ NO
3. CONSISTENCY OF PROPOSED PROJECT/ACTIVITY WITH LOCAL, AREAWIDE, OR OTHER PLANNING?	☐ YES	☒ NO
4. INDICATION OF NEED FOR WAIVER OF HUD ENVIRONMENTAL POLICIES OR STANDARDS, including entries on the National Register of Historic Places?	☐ YES	☒ NO
5. INDICATION OF ANY OTHER SIGNIFICANT ENVIRONMENTAL PROBLEM? (IF YES, EXPLAIN ON ADDITIONAL SHEET)	☐ YES	☒ NO

H. CERTIFICATION AND FINDING

BASED ON THE INFORMATION DERIVED FROM THE REVIEW OF THE ABOVE ITEMS, AND MY KNOWLEDGE OF THE APPLICATION OR PROJECT, THE FOLLOWING FINDING IS MADE:

☒ A SECTION 102(2)(C) ENVIRONMENTAL STATEMENT IS NOT REQUIRED PRIOR TO HUD DECISION. THE PROJECT, ACTIVITY IDENTIFIED IN BLOCKS A-D WILL HAVE NO SIGNIFICANT IMPACT ON THE ENVIRONMENT IN TERMS OF PUBLIC LAW 91-190, RELATED GUIDELINES OF THE COUNCIL ON ENVIRONMENTAL QUALITY, OR HUD REGULATION ON ENVIRONMENTAL QUALITY. NORMAL PROCESSING MAY PROCEED. (THIS FINDING MAY BE MADE ONLY IF ALL ITEMS IN BLOCK G ARE CHECKED NO.)

☐ THE ENVIRONMENTAL IMPACT OF THE PROJECT/ACTIVITY IDENTIFIED IN BLOCKS A-D IS IN QUESTION. A SECTION 102(2)(C) ENVIRONMENTAL STATEMENT IS REQUIRED PRIOR TO HUD DECISION, AND IS TO ACCOMPANY THE APPLICATION/PROPOSAL THROUGH THE HUD REVIEW PROCESS. (THIS FINDING, OR THE NEXT FINDING BELOW, MUST BE MADE IF ONE OR MORE OF THE ITEMS IN BLOCK G IS CHECKED YES.)

☐ THE PROJECT/ACTIVITY IDENTIFIED IN BLOCKS A-D WILL HAVE AN UNACCEPTABLE IMPACT ON THE ENVIRONMENT AND SHOULD BE REJECTED OR DISAPPROVED. (THIS FINDING, OR THE FINDING IMMEDIATELY ABOVE, MUST BE MADE IF ONE OR MORE OF THE ITEMS IN BLOCK G IS CHECKED YES.)

DATE: April 18, 1972 SIGNATURE: Hailey C. Coffee

TITLE: Community Planning & Management Rep.

I. APPROVAL OF FINDING

DATE: _____ SIGNATURE: Bryant Bynum

(OPERATIONS DIRECTOR/CHIEF UNDERWRITER)

J. CONCURRENCE IN FINDING

DATE: 5/1/72 SIGNATURE: James D. Flaherty

(AO/IO ENVIRONMENTAL CLEARANCE OFFICER)

E-1022

4-2

THE CITY OF NEW YORK

ENVIRONMENTAL PROTECTION ADMINISTRATION

DEPARTMENT OF AIR RESOURCE

DATA REPORT
AEROMETRIC NETWORK

Robert N. Rickles
Commissioner

Edward F. Ferrand
Director
Technical Services

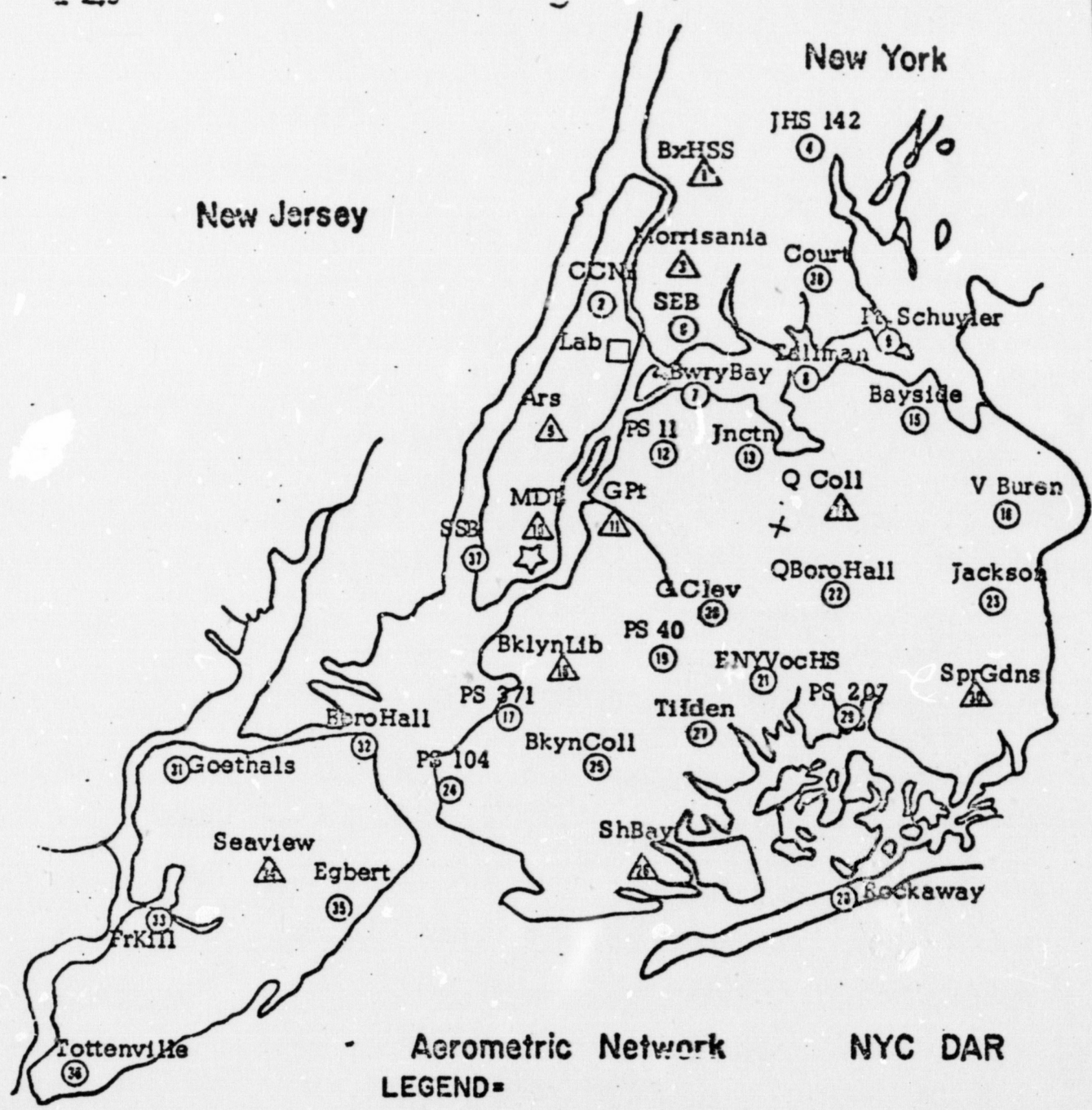
Ellis Blade
Statistics and Mathematics

FISCAL YEAR

JULY 1, 1970 — JUNE 30, 1971

E-1023

2 2.8



Aerometric Network NYC DAR

LEGEND=

- ○ Manual Station
- △ Telemetry Station
- ☆ Command Station – Department Headquarters
- □ Uptown Station – 170 E. 121st Street

E-1024

BUREAU OF TECHNICAL SERVICES
DEPARTMENT OF AIR RESOURCES

FEDERAL AIR QUALITY STANDARDS
(as of April 30, 1971)

	PPM*	$\mu g/m^3$ (25°C)
SULFUR DIOXIDE		
Arithmetic Mean (annual)	0.03	80
24-Hour concentration not to be exceeded more than once per year	0.14	365
SUSPENDED PARTICULATES		
Geometric Mean (annual)	--	75
24-Hour concentration not to be exceeded more than once per year	--	260
CARBON MONOXIDE		
8-Hour concentration not to be exceeded more than once per year	9	10,000
1-Hour concentration not to be exceeded more than once per year	35	40,000
PHOTOCHEMICAL OXIDANTS		
1-Hour concentration not to be exceeded more than once per year	0.08	160
HYDROCARBONS		
3-Hour concentration not to be exceeded more than once per year	0.24**	160
NITROGEN DIOXIDE		
Arithmetic Mean (annual)	0.05	100

* Based on 25°C and 1 atmosphere.
** Calculated as CH_4.

E-1025

NEW YORK STATE AMBIENT AIR QUALITY STANDARDS

Level IV - New York City

	Present Operating Levels	Proposed Levels
Suspended Particulates ($\mu g/m^3$)		
Sampling period - 24 hours		
50% of values less than	80	75
84% of values less than	120	110
Maximum	250	250
Settleable Particulates ($mg/cm^2/mo$)		
Sampling period - 30 days		
50% of values less than	0.60	0.60
84% of values less than	0.90	0.90
Sulfur Dioxide (ppm) - annual basis		
24 hour averages - 99%	0.10	0.10
-maximum	0.14	0.14
-annual	0.03	0.03
1 hour average - 99%	0.25	0.25
- maximum	0.50	0.50
(Proposed)		
Carbon Monoxide (ppm)		
8 hour averages (to be less than given value 100% of the time)	30	8
(to be less than given value 85% of the time)	15	
1 hour averages (to be less than given value 99% of the time on an annual basis)	60	
Total Oxidants (ppm)		
1 hour average shall not exceed	.15	0.06 ppm

E-1026

SULFUR DIOXIDE
PPM
12-MONTH AVERAGES

Fiscal Year 1970-71
Lines of constant concentration drawn for every 0.02 ppm.

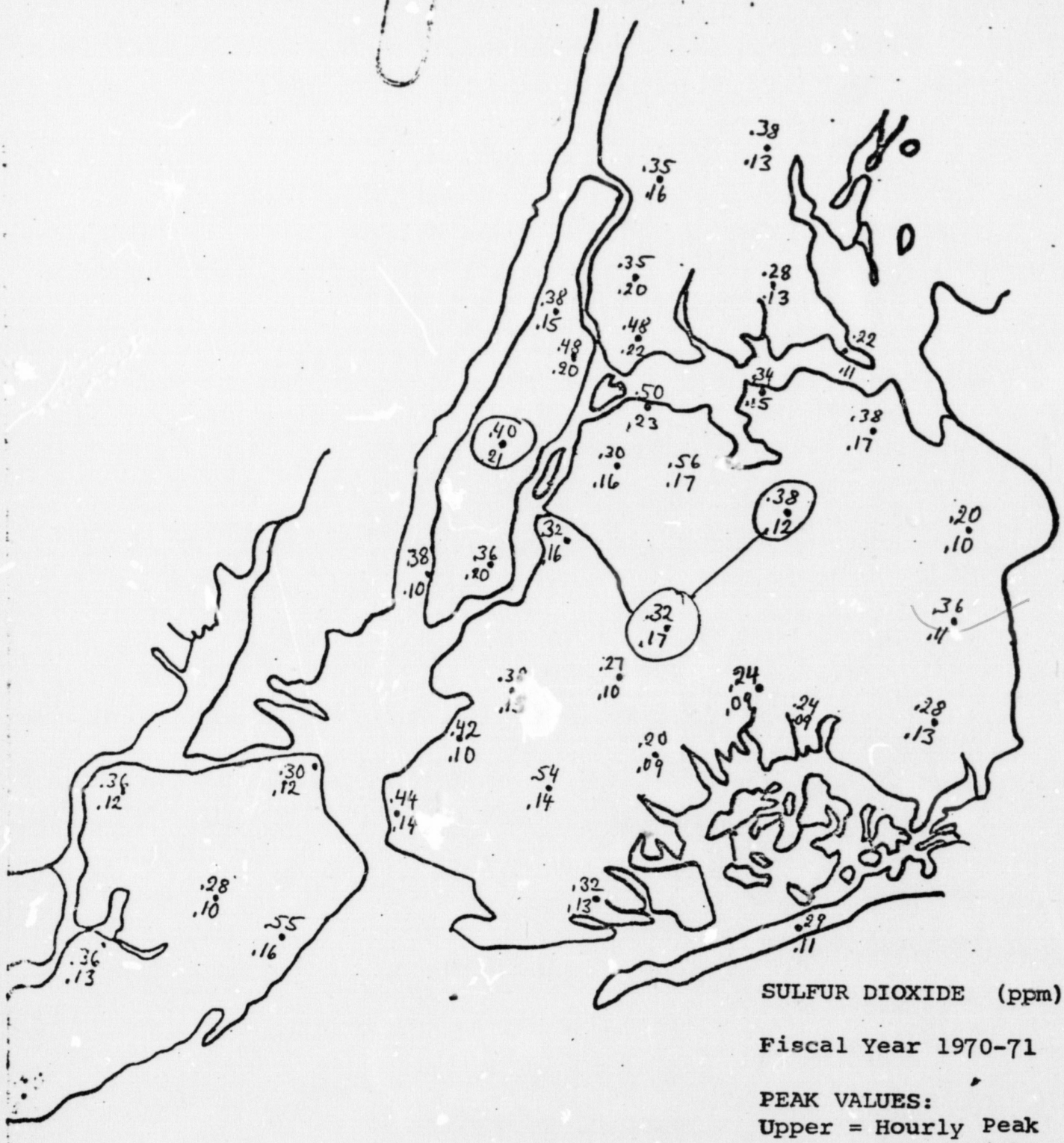
AEROMETRIC NETWORK

DEPARTMENT OF AIR RESOURCES

NEW YORK CITY

how does this relate to annual 24 hr 24 hr

E-1027



SULFUR DIOXIDE (ppm)

Fiscal Year 1970-71

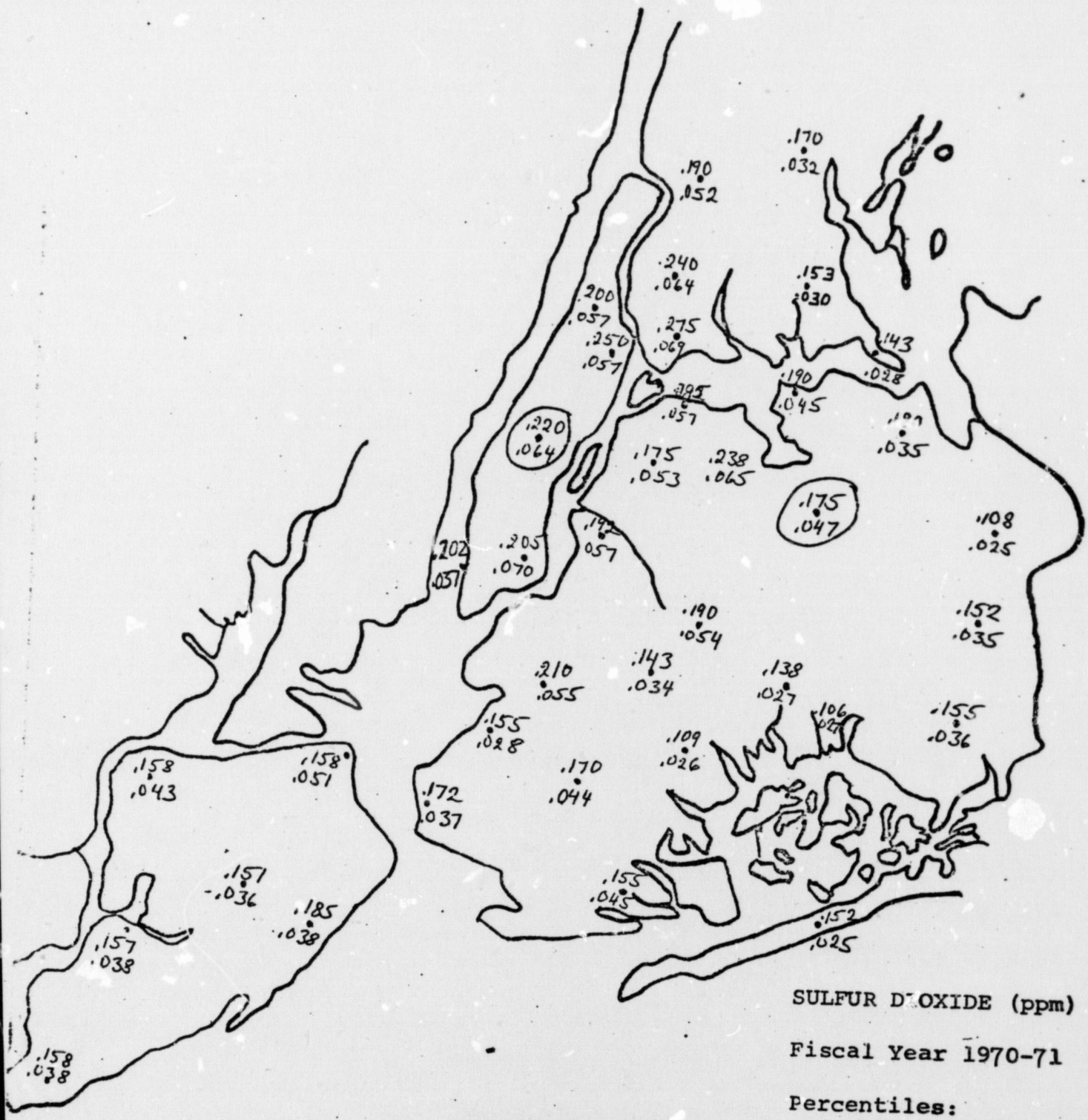
PEAK VALUES:
Upper = Hourly Peak
Lower = Daily Highest Avg.

AEROMETRIC NETWORK

DEPARTMENT OF AIR RESOURCES

NEW YORK CITY

E-1028



SULFUR DIOXIDE (ppm)

Fiscal Year 1970-71

Percentiles:
Upper = 99th
Lower = 50th

AEROMETRIC NETWORK

DEPARTMENT OF AIR RESOURCES

NEW YORK CITY

E-1029
4-1

CITY PLANNING COMMISSION • DEPARTMENT OF CITY PLANNING

THE CITY OF NEW YORK

ZONING RESOLUTION

E. 1030

Chapter 5 Accessory Off-Street Parking and Loading Regulations

OFF-STREET PARKING REGULATIONS

25-00 GENERAL PURPOSES AND DEFINITIONS

25-01

General Purposes

The following regulations on permitted and required accessory off-street parking spaces are adopted in order to provide needed space off the streets for parking in connection with new residences, to reduce traffic congestion resulting from the use of streets as places for storage of automobiles, to protect the residential character of neighborhoods, to provide for a higher standard of residential development within the City, and thus to promote and protect public health, safety, and general welfare.

25-02

Applicability

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required *accessory* off-street parking spaces apply to *residences*, *community facility uses*, or *commercial uses*, as set forth in the provisions of the various Sections.

25-021

Applicability of regulations to non-profit hospital staff dwellings

Except as modified in Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) and Section 25-212 (Parking requirements applicable to non-profit hospital staff dwellings), the district regulations of this Chapter applicable to *residences* shall apply to *non-profit hospital staff dwellings*, and the district regulations of this Chapter applicable to *community facility uses* shall not apply to such *use*.

25-03

Definitions (repeated from Section 12-10)

Group Parking Facility

A "group parking facility" is a *building or other structure* or a tract of land, used for the storage of motor vehicles, which contains more than one parking space, which has access to the *street* common to all spaces, and which, if *accessory* to a *residential use*, is designed to serve more than one *dwelling unit*.

A *group parking facility* shall include, but is not limited to, the following:

(a) An open parking area

(b) Parking spaces included within or on the roof of a *building* not primarily used for parking

(c) A *building* or *buildings* used primarily for parking, including a group of individual garages.

25-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

25-11

General Provisions

In all districts, as indicated, *accessory* off-street parking spaces may be provided for *residences*, for permitted *community facility uses*, for *commercial uses* permitted as *accessory uses* in *large-scale residential developments*, or for *uses* permitted by special permit, subject to the provisions set forth in the following Sections:

Section 25-12	(Maximum Size of Accessory Group Parking Facilities)
Section 25-15	(Maximum Spaces for Single-Family Detached Residences)
Section 25-16	(Maximum Spaces for Other than Single-Family Detached Residences)
Section 25-18	(Maximum Spaces for Permitted Community Facility or Commercial Uses).

† Such *accessory* off-street parking spaces may be open or enclosed. However, except as otherwise provided in Section 73-49 (Roof Parking) or Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments), no spaces shall be located on any roof which is immediately above a *story* other than a *basement*.

	DISTRICTS									
R1	R2	R3	R4	R5	R6	R7	R8	R9	R10

R1	R2	R3	R4	R5	R6	R7	R8	R9	R10

E-1031

DISTRICTS									
R1	R2	R3	R4	R5	R6	R7	R8	R9	R10

25-23

Requirements Where Group Parking Facilities Are Provided

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all new *residences* developed under single ownership or control where *group parking facilities* are provided, *accessory* off-street parking spaces shall be provided for at least that percentage of the total number of *dwelling units* set forth in the following table. Such spaces shall be kept available to the residents of the *building* or *development*, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

PARKING SPACES REQUIRED WHERE GROUP PARKING FACILITIES ARE PROVIDED

Percent of total *dwelling units*	
100	R1 R2 R3 R4
85	R5
70	R6
60	R7-1
50	R7-2
40	R8 R9 R10

25-24

Modification of Requirements for Small Zoning Lots

R6 R7 R8 R9 R10

In the districts indicated, for small *zoning lots*, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

25-241

Reduced requirements

R6 R7 R8 R9 R10

In the districts indicated, for *zoning lots* of 10,000 or 15,000 square feet or less, the number of required *accessory* off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

Lot area	Parking spaces required as a percent of total *dwelling units*

	50	R6
10,000 square feet or less	30	R7-1
	30	R7-2
10,001 to 15,000 square feet	20	R8 R9 R10

25-242

Waiver of requirements for small zoning lots in high bulk districts

In the districts indicated, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be waived for *zoning lots* of 10,000 square feet or less. R7-2 R8 R9 R10

25-25 OR PUBLICLY ASSISTED

† **Modification of Requirements for Public Housing or Housing for Elderly** FOR NON-PROFIT RESIDENCES

In all districts, as indicated, for all new *residences* in low-rent public housing developments owned by the New York City Housing Authority or other public authority and receiving cash subsidies, or for *non-profit residences for the elderly*, *accessory* off-street parking spaces shall be provided initially for at least that percentage of the total number of *dwelling units* set forth in the following table. R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In addition to the requirements set forth in the table, area shall be reserved in sufficient amount and so located as to enable ultimate provision, when needed, of the full number of *accessory* off-street parking spaces required under the provisions of Section 25-23 (Requirements Where Group Parking Facilities Are Provided) or Section 25-24 (Modification of Requirements for Small Zoning Lots) in compli-

---

Italicized words are defined in Section 12-10.

E-1032

	DISTRICTS									
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10

25-25 (Continued) R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

ance with the restrictions set forth in Section 25-64 (Restrictions on Use of Required Open Space for Parking).

† PARKING SPACES INITIALLY REQUIRED FOR PUBLIC HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR ELDERLY

Percent of total *dwelling units*										
50	R1	R2	R3	R4						
42.5					R5					
35						R6				
30							R7-1			
15							R7-2			
12								R8	R9	R10

12/70

25-26

Waiver of Requirements for Small Number of Spaces

R6 R7 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-21 (General Provisions) shall be waived if the required number of *accessory* off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in this Section.

25-261

For new developments or enlargements

R6 R7 R8 R9 R10

In the districts indicated, for all new *developments* or *enlargements*, the maximum number of *accessory* off-street parking spaces for which requirements are waived is as set forth in the following table:

MAXIMUM NUMBER OF SPACES WAIVED	
5	R6 R7-1
15	R7-2 R8 R9 R10

25-262

For conversions

R6 R7-1

In the districts indicated[1], for conversions in *buildings*, or portions thereof, which result in the creation of addi-

tional *dwelling units* or *rooming units*, the maximum number of *accessory* off-street parking spaces for which requirements are waived is 20 spaces, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

25-27

Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden

In all districts, as indicated, the requirements set forth in Section 25-21 (General Provisions) shal not apply to any *building* or *zoning lot* as to which the Commissioner of Buildings has certified that there is no way to arrange the required spaces with access to the *street* to conform to the provisions of Section 25-63 (Location of Access to the Street). The Commissioner of Buildings may refer such matter to the Department of Traffic for report and may base his determination on such report.

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

25-28

Special Provisions for Zoning Lots Divided by District Boundaries

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts having different requirements for *accessory* off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

[1] No *accessory* off-street parking is required for additional *dwelling units* created by conversions in R7-2, R8, R9, or R10 Districts. See Section 25-211 (Application of requirements to conversions).

Italicized words are defined in Section 12-10.

1E-1033

CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

August 16, 1971

David S. Olinger, Deputy Commissioner
Housing and Development Administration
Department of Development
100 Gold Street
New York, New York 10038

Re: West Side Urban Renewal Area
Minor Change (Parcel 30)

Dear Mr. Olinger:

This is in reply to your request for a minor change in the West Side Urban Renewal Plan involving site 30 on the west side of Columbus Avenue between West 90th and West 91st Streets.

The Use designation of this site is to be changed from "partially tax exempt housing at moderate rental or carrying charges" to "Public Housing." This change will also include a slight increase in the controls from 660 to 675 zoning rooms and to permit open parking on this Housing Authority Parcel for 18 spaces, complying with the present zoning of the site.

On June 23, 1971 the City Planning Commission held a public hearing on the proposed Housing Authority project for this site. This change in the Urban Renewal Plan was thus in effect the subject of a public hearing.

The City Planning Commission on August 11, 1971 approved this change as a Minor Change concurrently with its approval of the New York City Housing Authority's proposal for the development of low income housing for site 30 in the West Side Urban Renewal Area.

Sincerely,

Donald H. Elliott

Donald H. Elliott
Chairman

CHA..... ..... H. ELLIOTT

Commissioners: GERARD P. COLEMAN / ANGIE CARLINO / WALTER McQUADE
[illegible] / HUNTER RAPOSO / JOHN E. ZUCCOTTI

1 E-1034

CITY PLANNING COMMISSION

2 LAFAYETTE STREET, NEW YORK, N.Y. 10007

27 August 1971

Re: West Side URA
Site 30, NY 264
Manhattan

Dr J. Douglas Carroll
Tri-State Regional Planning Commission
100 Church Street
New York, New York

Dear Dr Carroll:

We have received your A-95 review request for Site 30 of the West Side Urban Renewal Area.

This project has been approved by the City Planning Commission (on August 11, 1971) and will be before the Board of Estimate on 16 September 1971.

We find that this project is in accord with the development strategy of the City of New York.

Sincerely yours,

Donald H. Elliott

cc. Executive Director
New York Housing Authority
250 Broadway
New York, New York

CHAIRMAN: DONALD H. ELLIOTT
COMMISSIONERS: GERALD B. COLEMAN / MARTIN GALLENT / WALTER MCQUADE
IVAN A. MICHAEL / CHESTER RAPKIN / JOHN E. ZUCCOTTI

E-1035 46

For Mr. Joseph Schiffman (2378)

CONTINUE Arthur C. Logan, M.D., Chairman. — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

April 14, 1972

Mr. S. William Green,
Regional Administrator
H. U. D.
Region 2
26 Federal Plaza
New York, N. Y. 10007

Dear Mr. Green:

In a previous letter to Mr. Joseph Schiffman (enclosed) we indicated our fears that the City's Housing and Development Administration was so changing the West Side Urban Renewal Plan that the original hope for the area, as a center city model for a viable economically and racially integrated community, could not be realized. What is being realized and quite rapidly are our fears.

In briefly reviewing the changes made over the past two years we find that:

1. Two building (Sites 4 & 30) were redesignated from their original economically integrated status to that of all low income Public Housing Authority buildings.

2. Site 23, originally scheduled as an economically integrated new building is being actively considered as a rehabilitated "poor people's" cooperative.

3. HDA announced that all remaining Mitchell-Lama sites would be assisted by 236 funds.

4. Sites 21 & 22, the first of the 236 assisted buildings, were rented with 80% of the units falling in the low income category and to primarily Puerto Rican families thus achieving neither economic nor racial integration.

5. Site 20 is now in the process of being rented in exactly the same manner as sites 21 & 22.

If you will recall, the revised West Side Urban Renewal Plan called for the construction of 8000 new units of housing, approximately 80% of which (2500 units) were to be for low income families.

E-1036

CONTINUE Arthur C. Logan, M.D., Chairman, — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

As the accompanying Table indicates, the Plan will produce about 8000 units with the probability that 60% of these units (4893) will be rented to low income families. Obviously this is not the plan which was originally promulgated and for which we all had such high hopes. Even if we were to include the rehabilitated brownstones and the conservation areas (though most of the latter group are on Central Park West and, therefore, fringe the area), the low income percentage for the area remains above 30. That percentage is equivalent to Central and East Harlem, Bedford-Stuyvesant and Hunts Point.

In viewing the New York Times map (enclosed) depicting the spread of poverty in Manhattan, the change in the Mid and Upper West side areas is painfully apparent. We assume and hope that the Federal Government's new approach to housing is geared to keeping areas from moving in the "darker" portions of the map.

When we wrote you last December, your agency was not in a position to evaluate the City's use of Federal funds. We knew then that the Section 236 program was to aid "Rental Housing for Lower Income Families", and that the City was using that program to aid truly low income families while depicting it as a tool for "moderate" income housing, and then using that "moderate" income housing as a substitute for middle income housing.

Recently, however, new Federal guidelines have been established which, we feel, offer some solution to our problems. It is now possible to keep a City from overburdening a neighborhood with a disproportionately large number of low income families. We feel the West Side Urban Renewal Area is in imminent danger of being overburdened in just that way. We ask you, then, to consider evaluating the West Side Urban Renewal Area as a community on the "tipping point" so that all applications for funds for buildings having or probably having more than 30% reserved for low income families would be disapproved. We feel that other means must be found to complete the Area which will both house its legal relocatees and preserve it as a model for urban renewal.

As citizens and taxpayers we cannot help but look to your agency, the primary source of building funds, to follow the new Federal guidelines so as to insure that other areas and communities absorb

E-1037

CONTINUE Arthur C. Logan, M.D., Chairman. — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairman

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

their fair share of low income families. It is the most viable, sensible and humane solution to what we all acknowledge to be a monstrous problem. Certainly the needs of the poor will not be met by massing them into a few areas...that can only result in overwhelming these areas and their resources. Similarly, the needs of middle-income peoples will not be met by creating living conditions that are overwhelming to and incompatable with their life styles and so cause them to leave an area that desperately needs their stabilizing influence.

We have documentation for the facts contained in this letter as well as additional facts which we would like to present to you in the near future at a meeting.

Very truly yours,

CONTINUE

JLF/mm
Enclosures

Dr. Jerome L. Fine
Chairman

E-1038

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

December 29, 1971

. Joseph Schiffman - Program Manager
J D
v. York Area Office
) Church Street
; York, N. Y. 10007

ır Mr. Schiffman:

per our recent meeting, we would like to present our concerns
ut the West Side Urban Renewal Plan and of the recent redesignation
site 30 in particular. Our understanding is that shortly you
l be considering the funding of site 30 as a Housing Authority
ject. We feel it is most urgent that this site be considered
part of the total WSUR Plan and not as an individual building
ing no relation to a previously established and community
roved plan.

must be seen as part of an attempt to alter significantly the
n as promulgated to the public over the past decade and which
ılted in considerable investment on the part of individuals,
iness and governmental agencies. And without their investment
re would be no plan.. This revision changes the agreed upon mix
altering individual sites--with and without due process--one
a time, thus giving the impression that the integrity of the
ic Plan remains intact.

.e we realize that our concerns may not be part of your official
delines, we feel that consideration of them is both logical and
rative.

1. There has been movement towards additional low-income
dings in the past few years. We feel this is not in the interest
he total plan although it may be in the political interest of
present City Administration. In this regard we must mention
success of integrated housing in this neighborhood which is
true basis of the plan. Its success to date is obvious. This
ciple should not and need not be compromised.

ifically, about two years ago, Site 4 a 297 unit building was
signated from an integrated to an all low-income building.

The city at that time claimed they needed only this one more site to house the areas' legal relocatees.

Just last month the City redesignated site 30 - a 160 unit building- scheduled for integrated status, to an all low-income site.

These redesignations are with due process since they were approved by the Planning Commission and Board of Estimate.

2. In addition to the "due process" changes, the city has found a new approach that effectively redesignates a building without due process. In the area's first two full 236-funded buildings which were recently completed--Sites 21 and 22-- units promised and intended for moderate/middle income families were rented to low-income families on full or partial public assistance. For the 325 units in the two buildings, 30% are leased public housing units, 20% are given over to families on full public assistance and 30% to families on partial public assistance--in all, 80% of these tenants are low-income families.

We must reiterate that these buildings were supposed to house 30% low-income and 70% moderate/middle-income families. We must add further that an additional 2500 units of 236 funded moderate/ middle-income units are planned by the city to complete the WSUR Plan.

We face then the real possibility of large numbers of moderate/ middle-income units given over to welfare families in 236--funded bbildings. We have been told by HDA in this regard that site 20 soon to be completed-the third full 236 funded building in the area-will have the same "economic integration" as sites 21 & 22. We have also been told by HDA that sites 23 and 45-46 are actively being considered for rehabilitated low-income sites. In terms of the city's previous record, we wonder how many future sites the city will redesignate to full public housing.

Collectively these changes are certainly of "major" proportions: The Plan officially now calls for 2500 units of low-income housing. If the Plan were completed without the site 30 change and with a total of 30% low-income unites in each remaining building, the Plan upon completion would house 3,42[illegible] low-income families.

E-1040

NTINUE Arthur C. Logan, M.D., Chairman. — Jerome L. Fine, PH.D — Mrs. Roberta B. Gratz, Co-Chairmen

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIROMENT

Projections based on HDA statements and current practices indicate that the area will eventually house some 4,850 low-income families. When is a change considered major?

Final comment--The city's only rationale for increasing low-income units is that it is necessary to house the area's relocatees or to house them faster. The facts, however, are that the area now has some 727 active relocatees. Within the next few months sites 5, 7, 20 and 36 will be completed and occupied reducing the active relocatee load to under 400. In addition, several other houses, the construction of which has been needlessly delayed by HDA, can and should be started so that within the next 18 months all legal relocatees can be housed. This can be accomplished without any further changes in the Plan--including site 30--and without disturbing the mixiumum 30% aggregate low-income within each house, because the Plan now calls for almost twice as many low-income units as there are legal relocatee families.

Surely more judicious and appropriate use of 236 funds by HDA can result in the kind of economic integration envisaged by the WSUR Plan. Partial application of 236 funds, as is currently being utilized for sites 5 and 7, could offer some solution for the future. But our organization feels that since federal funds make the Plan possible, federal responsibility must be exercised to achieve the true economic integration promised by the Plan.

We hope that in light of these facts your agency would consider the redesignation of site 30 to public housing as an error and as part of a series of costly mistakes in social planning made by the city administration. The proposed redesignation of site 30 to non-integrated public housing would be an error. We ask that you deny its approval and that you work towards assuring the proper use of 236 funds for buildings in the WSUR area.

Very truly yours,

Jerome Fine

Dr. Jerome Fine, President

Mrs. Roberta Brandes Gratz

Mrs. Roberta Brandes Gratz, Vice-Presi

Statistical enclosures to follow

E-1041

TABLE 1

WEST SIDE URBAN RENEWAL AREA

HOUSING UNITS — ORIGINAL, PRESENT and PROJECTED

	Original Plan		Completed Remaining Sites As in Original Plan		Completed Projections for Future Changes	
	Housing Units		Housing Units		Housing Units	
	Low	Middle	Low	Middle	Low	Middle
Completed to date[1]	-	-	2290	2198	2290	2198
Sites planned for 236 aid[2]	-	-	695	1634	1863	466
Sites 5, 7, 36[3]	-	-	166	467	166	97
Site 27	-	-	13	35	13	35
Site 30[4]	-	-	40	120	160	-
Site 45	-	-	89	208	297	-
Site 25[6]	-	-	42	98	104	-
TOTAL	2500	5500	3335	4760	4893	3096
APPROXIMATE % OF LOW INCOME TO TOTAL UNITS	30		40		60	

1 Incudes sites 1, 2, 3, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24, 25, 29, 31 and 38 plus 382 units of adjacent offsite housing for legal relocatees and 276 rehabilitated units in brownstones for low income families.

2 These sites have been promised as 236 assisted buildings. The projections are based on actual experience with the only completed 236 assisted buildings in the area where at least 80%of the units are rented to low income families.

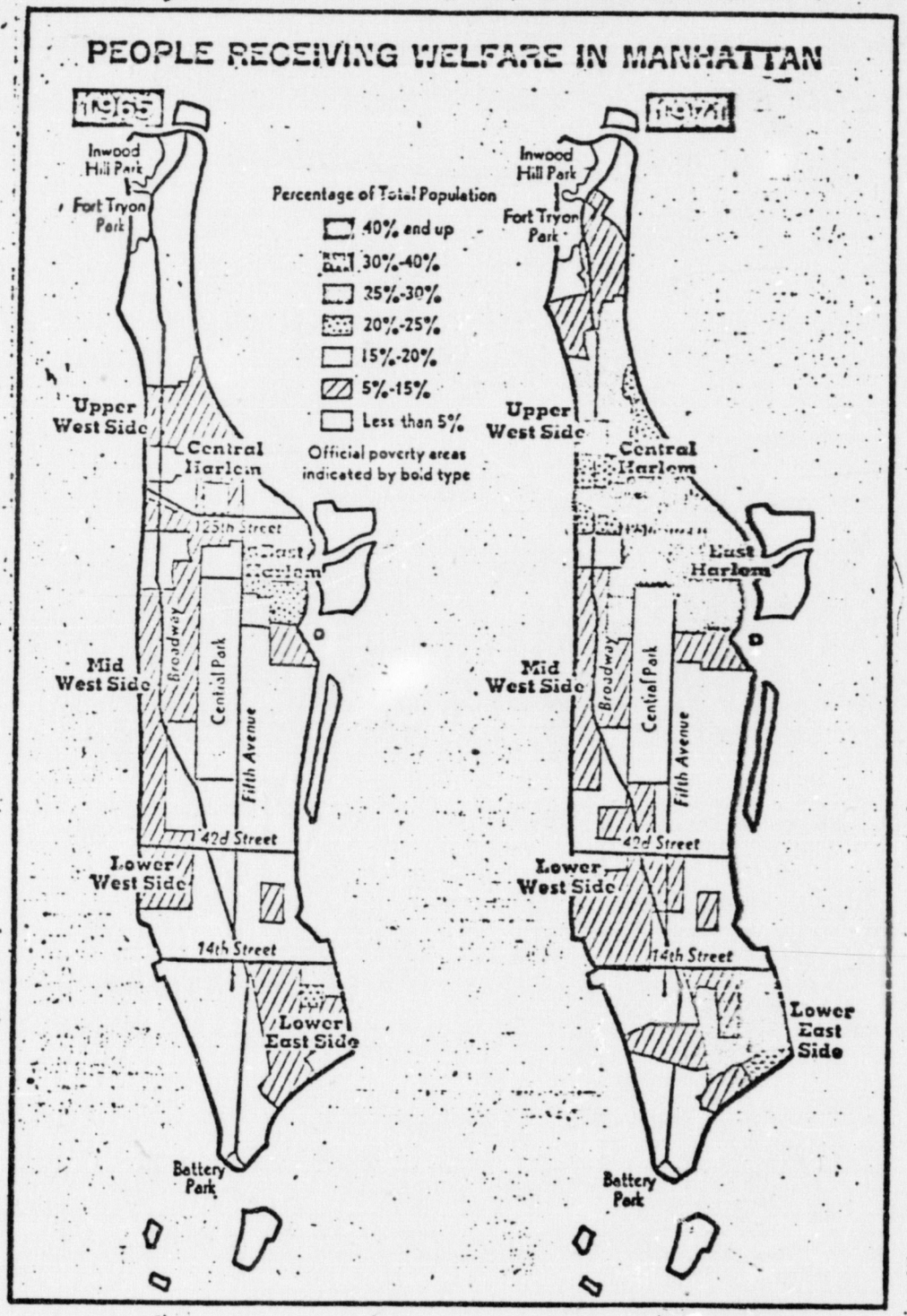
3 We have information that site 36 has substantially more than 30% low income families, but since that information has not yet been substanciated, we have included it as a 30% building.

4 This site has Bd. of Estimate and Planning Bd. approval for redesignation as an all low income Housing Authority building.

5 Same as 4. In addition, we under stand that New York State's UDC is concluding negotiations to build turnkey public housing on this site.

6 This site is being actively considered for redesignation as a "poor people's" cooperative. We have, therefore, used its present number of units as our projected figure.

E-1042



Borough maps, prepared by The New York Times from official figures from Human Resources Administration and census totals, show the percentage of the population in each of the city's 348 mile-square "health areas" receiving welfare assistance in 1965 and 1971. The darker shadings indicate higher percentages. In seven "health areas" more than half the population is on welfare.

E-1043 4-7

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOW-RENT PUBLIC HOUSING

PRELIMINARY SITE REPORT

(Prepare One Report for Each Site Selected)

LOCAL AUTHORITY: New York City Housing Authority

1. PROJECT LOCATION: Manhattan	2. CONGRESSIONAL DISTRIC: 20th C.D
3. PROJECT NUMBER: NY5-160	4. NUMBER OF UNITS: 160
5. DATE OF INSPECTION:	6. Site No. 1 of 1 Site

REPORT BY PRODUCTION REPRESENTATIVE

7. AREA OF SITE, ACRES: 30,212 Sq.Ft. 0.69 Acres

8. ASSUMED BUILDING TYPES: 16 Story Fireproof -

9. TENTATIVE GROSS DENSITY DU'S/ACRE: 232/Acre

10. TYPE OF SITE OR PROJECT

a. [X] Vacant
b. [X] Urban Renewal Project No. NYR-43
c. [ ] Slum *(See LRHM 206.8)*
d. [ ] Non-Slum
e. [ ] FHA, VA or Other *(See LRHM 205.2)*
f. [ ] Acquisition
g. [X] Turnkey
h. [ ] Rehab.

11. TOPOGRAPHY: *Describe briefly the nature of the site as to pertinent physical characteristics. (See LRHM 205.1 and 205.14.) Indicate the % of area for each site with grades 0 to 5%, 5 to 10%, 10 to 15%, 15% and above.*

The site is flat with grades from 0 to 5%

Does the site lie within the flood plain of the U.S. Corps of Engineers Standard Projected 100 yr. flood? [ ] YES [X] NO

12. Indicate when test borings will be made. _____ Describe known subsurface soil conditions. *(If detailed data are available, attach or include)*

Rock at approximately five feet. (Test based on boring logs for Wise Houses-attached

13. UTILITIES *(Check appropriate box, give size and distance)*

SERVICE	ON-SITE	OFF-SITE	SIZE	DISTANCE TO SITE
Sanitary Sewer	[ ]	[ ]		Ft.
Water	[ ]	[ ]		Ft.
Gas	[ ]	[ ]		Ft.
Electricity	[ ]	[ ]		Ft.
Storm Sewer	[ ]	[ ]		Ft.
Access Street	[ ]	[ ]		Ft.
Boundary Streets	[ ]	[ ]		Ft.

ALL UTILITIES ARE ADEQUATE

Explain how each extension will be obtained and financed

14. For site, estimate number of displacements and demolitions.

	WHITE (Non-Minority)	NEGRO	OTHER MINORITIES	TOTA
Families	X	X	X	X
Individuals	X	X	X	X
Business Concerns	X	X	X	X
Nonprofit Inst's	X	X	X	X
Dwelling Units	XX	XX	XX	
Families Eligible for Public Housing	X	X	X	X
Individuals Eligible for Public Housing	X	X	X	X

UTILIZATION OF SCHOOL

15. EXISTING ZONING FOR SITE: *(If unsuitable, state zoning required and source of official assurance)*

R7-2, C 1-9

16. Attach a plat showing site boundaries, parcel ownership, access streets, use of adjacent property, boundary street names, width of R's of W's, width and type of surfacing or label unimproved. See TSA and Site Criteria.

17.* Identify on a map of the community the site(s) selected, also others acceptable or rejected. Identify racial patterns of residency in the locality of selected sites. Show percentages of Negro and/or other minority populations. Give sources of demographic information. Sho location of existing public housing projects, schools and community facilities, and the predominant race of occupants or users of each the locality of selected sites. See TSA and Site Criteria

18.* REMARKS: If the Application for a Low-Rent Public Housing Program, Form HUD-52470, did not include data on the following items, the Local Authority shall furnish such material as may be required in support of this report. See TSA See Site Criteria Report and Environmental Worksheet Previously submitted.

a. Suitability and Acceptability of Selected Site(s)

(1) Explain the relationship of the site to city plans for the locality for redevelopment; also describe any local, State, or Federal programs in the project neighborhood. State acceptability of project in locality. If the site is in an urban renewal area, give the predominant racial and economic characteristics of the area and describe known redevelopment plans.

(2) Give approximate distance from the site(s) to schools, churches, shopping facilities, community centers, playgrounds, parks, medical centers, and transportation. Are schools adequate to serve proposed project needs? ☐ YES ☐ NO

(3) Furnish the approximate distances from the project site(s) to main centers of employment and state whether public transportation is available.

(4) ADVERSE INFLUENCES: Note factors referred to in Item 11 above and LRHM 205.1.

b. ALTERNATE SITES. Indicate order of preference of acceptable sites. Explain briefly reasons for rejection of unacceptable sites. *(Use reverse side of page)*

* Use Reverse Side of Page for Written Items

E-1044

West 91st Street-Columbus Avenue Area (Site 20)
West Side Urban Renewal Area
Borough of Manhattan

Information Required for Tentative Site Approval

a) GENERAL DESCRIPTION:

1. Project Location: The site lies in the Easterly portion of the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue and West 91st Street, consisting specifically of Tax Lots 20 and 27 in West Block 1011, Borough of Manhattan, 20th congressional

2. Type of project: Turnkey

3. Area of project: 30,212 sq.ft. (0.69 acres)

4. Building type (existing): Five, 5 story brick dwellings and vacant land.

5. Building type (proposed) and type of construction: This site is proposed for development with 15 residential stories and ground floor commercial space of fireproof construction

6. Number of Buildings: One

7. Apartment Distribution:

0 Bedroom (AGED)	16 units
1 Bedroom	56 units
2 Bedroom	56 units
3 Bedroom	24 units
4 Bedroom	8 units
TOTAL	160 units

B. Suitability of Site in Relation to Surrounding Neighborhood and City Plans

Site 20 of the West Side Urban Renewal Area is part of the effort to renew the area bounded by West 97th Street, Amsterdam Avenue, West 97th Street and Central Park West. The site is adjacent to Stephen Wise Houses a state aided low rent Public Housing Project containing 390 units. Many moderate and low income rent project developments have been built within the Urban Renewal Area. In addition

to these housing developments within the Urban Renewal Area, the proposed project is in the vicinity of Peck Ferry Village, a Title I, development of 868 units. The Local Planning Board has indicated that it approves the Survey proposal. As a Survey Development, the responsibility of complying with local zoning and building ordinances lies with the developer. The Architect will periodically inspect the construction to insure compliance with HUD standards.

This site is located within an approved urban renewal area and as such is under the jurisdiction of the New York City Housing and Development Administration, Department of Relocation and Management Services for relocation services to site tenants. The relocation practices of that agency comply with the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970.

E-1045 January 25, 1972

EVALUATION OF APPLICATION FOR
LOW - RENT PUBLIC HOUSING
WEST 91st STREET-COLUMBUS AVENUE AREA
WEST SIDE URBAN RENEWAL AREA SITE 30

BOROUGH OF MANHATTAN

1. COMMUNITY NEED FOR LOW - INCOME HOUSING

a. The need for subsidized low-rent units in New York City is vast in comparison with the supply. More than 1,170,000 renter households have incomes within the approved limits for admission to Federally-aided public housing. The supply of such Federally-aided units presently is 78,282, with 8,601 additional units under construction.

A sample survey conducted by the Census Bureau in 1968 showed that 562,000 rental units in this City were dilapidated, deteriorating, or lacked essential plumbing facilities. Most of these defective units are in low and moderately priced segment of the supply. There is evidence that approximately 100,000 units in the City have been abandoned by owners over the last decade. The current vacancy rate in the City (units for rent or available for sale) was estimated at 0.8% by the HUD Housing Market Analysts as of January 1970. The latter market analysis also concluded that there exists an occupancy potential for 56,200 units of public housing annually in the New York housing market area. The economics of the housing market in New York City make it virtually impossible for a low-income family to obtain decent quarters at a price it can afford in the private market.

b. Analysis has been made of the sizes of families in New York City whose incomes are within limits for admission to Federally-assisted public housing and the sizes of apartments required by such families. The results of this analysis are presented below together with a similar analysis of the sizes of apartments required by 135,000 families who have active applications on file with this Authority for admission to public housing.

Apartment Size Required	Total Low-Income Families in New York City		Active Applicants on Authority Waiting List	
	No.	%	No.	%
"0" & 1 Bedroom	708.036	60.5	32,114	23.8
"2" "	289,927	24.8	54,622	40.4
3 "			32,452	24.0
4 "	172,269	14.7	11,421	8.5
5 or more "			4,391	3.3

	1,170,232	100.0	135,000	100.0

The foregoing data on overall needs of families in this locality as well as the data on the current demand for apartments clearly demonstrates the need for thousands of additional units in public housing of all sizes. The proposed project will, when built, provide the following types of units:

Apartment Size	No. of Units
0 Bedroom	16 (Aged)
1 Bedroom	16 (Aged)
1 Bedroom	40
2 Bedrooms	56
3 Bedrooms	24
4 Bedrooms	8
Total	160

c. The proposed project is within an Urban Renewal Area. The project conforms with the plan which has been developed with community participation and which has been approved by the NYC Planning Commission. The project is planned to serve the needs of low-income families who will be displaced in the process of redevelopment and whose housing needs can be met only through the provision of public housing. It is anticipated that all units in the proposed development will be occupied by low income residents of the area who are displaced during the redevelopment process.

d. The Authority maintains a central applications office which accepts and reviews written applications as they are received to determine apparent eligibility to public housing. Cases of apparently eligible families are processed for admission in order of need for housing, with first priority given to those families displaced by governmental action. All applications not reached for processing within two years are discarded as absolete.

The Authority's waiting lists currently consist of 135,000 active applications from families who apparently are eligible for admission. The turnover in existing projects averages only about 5% per year. The potential of the Authority to serve families who are on its waiting list therefore depends upon its ability to produce additional public housing units.

2. MINORITY HOUSING OPPORTUNITIES

In 1960 the District's population was 254,000, 72% White, 13% Negro and 15% Puerto Rican.

Recent estimates show that the total population has dropped to about 232,300 with a small but steady decline in the Negro and Puerto Rican population. Whites are estimated to be more than 80% of the population, Negroes about 12% and Puerto Ricans about 8%.

The West Side Urban Renewal Project, the most ambitious Renewal Area in its extensive utilization of rehabilitation and conservation, as well as clearanc and redevelopment, is an attempt to arrest the spread of blight in a once pro pering residential neighborhood. A principal focus of the plan is the preser tion of the racial and economic heterogeneity of the original residents. Thi is being implemented by the rehabilitation of the once magnificent brownstone lining the residential side streets, these rehabilitated buildings, as well as the high-rise structures along the avenues, are primarily middle and low income units. One of the unique aspects of several of these brownstones is their utilization as housing for the elderly.

To insure that on-site tenants would be relocated within the Urban Renewal Area, the project was staged. As part of the approach, three buildings containing 400 low-income units were completed before any other structures were demolished, so low-income residents could be relocated in the neighborhood.

To insure a degree of economic integration in the new middle-income Mitchell Lama Housing, the plan required that up to 30% of the units be reserved for low-income tenants.

The final version of the plan, as amended, calls for [illegible]
5421 middle income units and 151 luxury units. In addition, 485 brownstones are slated for renovation. The area was divided into three geographically defined stages for Renewal and Relocation: stage I, from 97th to 93rd Streets; stage 2, from 93rd to 90th Streets; stage 3, from 90th to 87th Streets.

In this way, the City will always be one step ahead of the process, where a scarcity of land was once a stumbling block, there will be a land reserve, creating an opportunity for coordinated planning and staging of schools, community centers and day care centers needed to go along with the new housing.

The mixed income levels proposed for this area (low-income, moderate -income and luxury) insures that the total development will be both racially and economically integrated.

3. IMPROVED LOCATION FOR LOW INCOME FAMILIES

1,453 public housing units have been completed (1,177 are in public structures in or near the Urban Renewal Area, the rest in rehabilitated brownstones). Nine middle income Mitchell-Lama Buildings containing 1,767 apartments have gone up in the Renewal Area. About 20% of these units are occupied by low-income tenants, under capital grant and other subsidy programs. To date, approximately 335 brownstone have been renovated into attractive homes.

Construction is or will be taking place for 21 middle-income buildings, to be built under State and City Mitchell-Lama programs, Federal 221(d)(3) and other programs. These buildings will contain 3,654 units, about equally divided between rental and cooperative. Up to 30% of these units will be reserved for low income tenants. Also planned is a 151-unit luxury building on 93rd Street near Central Park West.

Besides residential development, there are supporting facilities planned for the area such as schools, churchs parks and playgrounds.

Also within the scope of this project is the first comprehensive street improvement program in New York City. Street neckdowns with trees and benches are plan for side streets. The wide avenues will be lined with a double row of trees and decorative lanterns to provide a pleasant promenade.

The advantages accruing to the West Side Urban Renewal Area are also of benefit to the entire upper west side. with the completion of this project, improved housing, parks and schools will make the upper west side one of the most desirable residential areas for the entire racial and economic spectrum of New York's population.

The site is accessible to all major employment centers in the City through public mass transit facilities. The Eighth Avenue IND Subway beneath Central Park West and the IRT Broadway-Seventh Avenue line under Broadway serve the area. There are also bus lines along all the avenues and crosstown services along 86th and 96th Streets.

4. RELATIONSHIP TO ORDERLY GROWTH AND DEVELOPMENT

The proposed housing will be located in and consistent with plans, as herein before stated, for a neighborhood that is undergoing improvements through Urban Renewal and other similar Federal, State, and Local programs.

5. RELATIONSHIP OF PROPOSED PROJECT TO PHYSICAL ENVIRONMENT OF THE NEIGHBORHOOD

The proposed housing project will enhance the physical environment of the neighborhood as a result of land planning and architectural treatment of the proposed building. As part of the West Side Urban Renewal Area it will help create a healthy and attractive Urban Environment.

Topography and subsurface conditions present neither construction nor operational difficulties. Adequate local utilities are presently available to serve the needs of the proposed project.

The site is not within three miles of

serious aircraft noises.

The proposed project is within an R7-2 and C1-9 which conforms to current zoning regulations.

6. EFFICIENT PRODUCTION

All construction requirements of H.U.D., F.H.A., N.Y.C.H.A., and the New York Building Code will be met or exceeded by this development.

The dwelling construction and equipment cost of this development is within the permissible area prototype limits.

The developer has evidenced his ability to begin construction on this site within 1 month after approval of application.

7. PROJECT POTENTIAL FOR CREATING MINORITY EMPLOYMENT AND BUSINESS OPPORTUNITIES.

a. Executive Orders signed by the Mayor of the City of New York require training in the construction trades for minority workers on all City-funded or assisted construction work. The training program set forth in an agreement among the construction industry, the Labor Council, and the City has been approved by the Federal Government as complying with equal opportunity requirements. Many of the provisions in the agreement are based on the training programs initiated by the Housing Authority in construction projects in the Central Brooklyn Model Cities Area. The Authority will comply with the Mayor's Executive Orders, Presidential Executive Order Number 11246, and the Community Development Administration Letter Number 11.

b. Authority project managers are encouraged to have maintenance work performed by local contractors [illegible]

in securing local contractors for various types of work such as glass replacement painting, etc.

c. The New York City Housing Authority has a policy of recruiting personnel whenever possible from the project area. This is effected by advising tenants and local residents of job opportunities, and examinations, through posters, tenants newsletters, interviews with tenants and contract through the project community center. The Authority has a through training program for all those appointed to help them pass Civil Service examinations and prepare themselves for promotion.

In addition, the Authority has been operating serval successful career ladder programs to bring tenants and area residents into its work force in such titles as Housing Fireman, Maintenance Man, Supervising Housing Groundsman and Housing Patrolman. We also actively work to expand these programs into other job classifications, such as elevator mechanic helpers. Of special interest is our program about to be instituted, of appointing tenants as Housing Assistant Trainees; a job which, by promotion, can lead to the position of Manager.

8. PROVISION FOR SOUND MANAGEMENT

The management operations of this Authority was studied in detail by a special HUD team during April 1971. Conclusions reached by this team regarding the Authority's management practices appear in a report which has been issued by HUD.

9. HOME OWNERSHIP

The Authority currently is in the midst of converting to home ownership by low-income tenants, a group of single family houses which the Authority purchased after FHA foreclosure. The Plan provides for home ownership opportunity for the present occupants of these homes and was recently approved by HUD. In addition, the Authority has under consideration, proposals to convert to home ownership several individual multi-family public housing projects. These include projects which are fully occupied as well as projects still in construction.

E-1049

HC(3)-159

4-8

1970
CENSUS OF
HOUSING

Block Statistics

NEW YORK, N.Y.-
NORTHEASTERN NEW JERSEY
URBANIZED AREA

Part 1—New York City

Issued January 1972

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1	Characteristics of Housing Units and Population, for Places of 2,500 Inhabitants or More: 1970	
	New York City	N.Y.–1
2	Characteristics of Housing Units and Population, by Blocks: 1970	
	Bronx County	BRO.–1
	Kings County	KIN.–1
	New York County	NEW.–1
	Queens County	QUE.–1
	Richmond County	RIC.–1

Maps identifying the blocks covered herein are included in or accompany this report.

E-1050

Table 2. Characteristics of Housing Units and Population, by Blocks: 1970—Con.

New York

(Data exclude vacant seasonal and vacant migratory housing units. For minimum base for derived figures (percent, average, etc.) and meaning of symbols, see text)

Blocks Within Census Tracts	Total population	Percent of total population: Negro	In group quarters	Under 18 years	62 years and over	Year-round housing units: Total	Lacking some or all plumbing facilities	Units in—: One-unit structures	Structures of 10 or more units	Occupied housing units: Owner: Total	Lacking some or all plumbing facilities	Average number of rooms	Average value (dollars)	Percent Negro	Renter: Total	Lacking some or all plumbing facilities	Average number of rooms	Average contract rent (dollars)	Percent Negro	1.01 or more persons per room: Total	With all plumbing facilities	One-person households	Total population in households
174.02	2582	41	–	43	7	857	47	7	695	2	...	....	...	...	776	45	4.0	66	42	185	176	307	1664
101	786	29	–	46	5	275	6	1	231	–	–	–	–	–	234	5	4.0	60	27	57	55	46	405
102	609	37	–	42	7	205	13	2	159	–	–	–	–	–	202	13	3.8	75	41	44	42	51	793
103	592	61	–	39	6	167	2	2	142	1	...	...	...	...	165	2	4.1	69	61	43	43	21	660
104	595	43	–	44	9	210	26	2	163	1	...	...	...	...	175	25	4.2	63	45	41	36	48	755
																							413
175	10355	8	3	15	24	5170	375	48	4530	414	5	5.2	...	1	4704	364	3.3	161	8	248	229	2269	
1011	1162	†	†	†	†	577	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	1603
102	710	19	–	21	20	298	15	3	266	1	...	...	...	...	297	15	3.5	128	18	45	44	90	492
201	555	26	9	21	12	216	8	4	189	5	–	3.8	–	60	209	8	3.2	92	25	25	24	73	62
202	611	2	–	24	23	226	2	1	197	1	...	...	...	...	225	2	5.7	230	1	4	4	44	68
301	70	1	–	23	34	41	–	–	41	10	–	7.0	–	–	27	–	2.6	135	–	–	–	19	41
302	666	10	–	9	19	401	3	11	379	11	–	3.2	–	–	390	3	3.4	147	12	18	18	233	140
401	511	1	–	18	29	242	1	1	222	13	1	7.8	–	–	229	–	3.9	162	–	3	3	87	504
402	629	3	–	25	15	236	2	1	234	53	1	7.3	–	–	178	1	4.8	208	3	3	3	35	61
501	1326	10	9	18	31	625	53	1	522	135	2	5.8	–	–	478	50	2.5	148	11	44	41	316	5
502	1302	4	–	12	21	733	54	5	671	72	–	4.8	–	–	651	53	2.9	148	5	36	29	334	4
601	937	5	–	9	20	580	37	5	406	103	1	3.7	...	1	471	36	2.6	145	7	29	26	306	
602	1876	2	8	11	32	995	194	10	920	9	–	2.7	...	–	978	190	3.0	177	2	19	15	505	
177	8731	14	–	25	18	3805	61	32	3133	535	3	4.6	56300	17	3171	53	3.6	153	12	232	227	1326	
101	1435	15	–	27	16	584	–	4	513	249	–	4.2	...	14	330	–	4.4	186	15	18	18	178	
102	916	18	–	25	16	406	4	6	338	72	1	6.3	–	6	317	1	3.6	162	16	19	19	127	
201	980	10	–	27	21	388	1	1	382	1	...	...	...	...	381	1	4.3	160	7	22	22	108	
202	1283	9	–	22	16	629	38	6	450	8	1	6.0	...	–	605	37	3.6	190	9	30	28	268	
3011	1240	†	†	†	†	386	†	†	†	†	†	†	1	†	†	†	†	†	†	†	†	†	
302	811	14	1	17	17	425	4	9	311	14	–	5.2	...	7	376	3	3.1	166	17	27	27	153	
401	357	2	–	13	26	199	3	1	188	–	–	–	–	–	196	3	3.1	135	1	9	9	93	
402	1709	15	–	22	23	788	9	3	583	189	1	4.4	–	27	596	6	3.3	130	10	43	42	296	
178	6502	21	–	37	11	2463	92	36	1389	119	4	4.9	15800	5	2139	82	3.9	65	23	389	362	618	
102	1465	26	–	39	8	582	10	7	357	14	1	4.6	...	7	501	9	3.9	60	27	99	97	168	
205	1098	19	–	37	12	420	47	7	225	28	–	4.2	...	4	366	42	3.6	64	22	79	64	111	
301	972	17	–	34	11	370	3	5	238	12	–	5.3	...	–	337	3	3.8	65	18	50	48	88	
302	1219	24	–	36	12	457	22	5	299	9	–	4.2	–	–	419	21	4.0	66	25	68	62	118	
401	959	24	–	41	10	340	3	6	178	24	–	5.6	...	8	277	3	4.0	89	27	53	51	65	
402	789	12	2	32	13	294	7	6	92	32	3	5.1	...	6	239	4	3.9	68	15	40	40	68	
179	9668	9	1	18	19	4815	539	35	4152	232	4	5.2	56500	1	4448	519	3.2	146	9	372	285	2048	
101	1088	30	1	37	11	463	17	6	400	7	–	3.6	–	–	455	17	3.5	90	28	57	56	220	
102	686	2	–	14	32	339	1	4	291	1	...	...	...	...	334	1	4.0	165	1	4	4	107	
201	855	5	2	16	16	402	87	2	307	3	...	...	...	...	388	86	3.3	131	9	23	12	198	
202	528	1	–	10	32	308	3	2	266	1	...	...	...	...	306	3	2.8	158	1	26	25	168	
301	554	13	8	8	18	297	15	4	177	6	–	5.7	...	17	281	15	2.9	153	13	27	25	159	
302	292	3	–	12	19	157	1	–	138	1	...	...	...	...	148	–	3.3	157	3	8	8	61	
401	775	6	2	20	16	345	16	–	314	74	–	5.5	–	1	251	13	3.5	159	6	23	18	116	
402	769	3	–	18	24	366	14	–	348	2	...	...	...	...	351	9	4.1	185	3	16	16	123	
501	1398	6	–	14	21	768	284	7	721	34	1	3.2	...	–	714	276	2.9	134	5	52	20	378	
502	1224	18	1	14	12	673	85	5	588	3	...	...	...	...	647	85	2.6	132	18	105	71	287	
601	714	5	–	19	16	327	4	3	278	10	–	5.2	...	–	303	4	4.1	181	4	12	11	95	
602	785	2	–	21	21	370	12	2	324	90	2	6.0	...	1	270	10	3.1	165	3	19	19	136	
180	10957	35	–	42	8	3506	77	51	2611	27	1	4.2	–	11	3363	75	3.9	71	34	739	724	690	
101	2835	40	–	43	10	806	9	9	683	3	...	...	...	...	795	9	4.1	80	36	185	183	135	
102	2792	44	1	48	5	733	12	7	589	3	...	...	...	...	725	12	4.2	81	44	191	188	68	
201	928	41	–	41	8	338	5	10	290	4	...	...	...	...	328	5	3.4	68	43	66	64	93	
202	342	13	–	29	15	150	–	2	110	1	...	...	...	...	137	–	3.5	56	12	20	20	44	
203	683	18	1	33	10	291	14	4	173	7	1	4.4	–	–	256	12	3.4	58	23	51	50	72	
301	348	12	–	32	12	124	–	3	39	3	...	...	...	...	120	–	3.6	63	10	24	24	25	
302	1244	43	–	41	9	450	22	6	323	2	...	...	...	...	418	22	3.7	61	46	83	79	104	
303	1785	18	–	41	6	614	15	10	404	4	...	...	...	...	584	15	3.8	63	19	119	116	149	
181	8717	16	–	22	16	4007	123	48	3280	628	7	4.5	41800	16	3203	115	3.4	163	15	194	160	1335	
101	1838	12	–	18	21	920	95	6	820	17	4	3.0	...	18	873	90	3.3	163	10	42	32	346	
102	958	7	1	16	20	580	8	10	461	10	–	7.1	...	–	482	8	3.4	159	8	22	21	221	
103	1470	20	–	23	12	645	9	13	455	23	–	6.6	...	30	603	9	3.7	201	19	34	34	192	
201	1752	16	–	30	10	623	4	8	549	398	2	4.6	...	17	216	2	3.8	142	13	22	21	128	
202	1007	12	1	21	14	480	3	9	351	177	1	4.0	...	14	279	2	3.1	150	16	27	26	162	
203	1692	24	–	22	17	759	4	2	644	3	...	...	...	...	750	4	3.3	145	21	47	46	286	
182	9258	45	–	40	7	3021	157	36	2430	28	1	4.1	–	25	2825	137	3.9	74	42	572	559	564	
101	683	21	–	40	4	207	3	5	195	1	...	...	...	...	199	3	4.2	55	25	45	45	38	
102	376	6	–	31	10	181	24	–	100	4	...	...	...	...	159	15	3.4	65	4	22	19	61	
201	382	7	–	36	9	166	27	5	83	7	1	3.6	–	43	118	22	3.7	77	9	28	28	41	
202	269	10	–	26	12	142	43	3	77	2	...	...	...	...	124	41	2.9	58	12	14	13	61	
301	2106	54	–	42	5	598	6	2	532	4	...	...	...	...	591	6	4.1	82	53	115	112	72	
302	2625	64	–	45	5	712	2	9	675	3	...	...	...	...	705	2	4.1	86	63	159	159	65	
401	964	38	–	40	9	327	14	2	243	1	...	...	...	...	308	13	4.3	61	36	60	58	60	
402	527	24	–	33	12	229	9	4	160	4	...	...	...	...	193	7	3.3	69	20	38	37	65	
501	723	47	–	37	7	275	24	5	235	–	–	–	–	–	252	23	3.2	76	44	62	60	69	
502	603	45	1	44	7	184	5	1	130	2	...	...	...	...	176	5	4.3	63	44	29	28	32	
183	8390	17	2	13	21	4598	1378	41	4008	26	4	3.8	47900	12	4509	1367	2.7	125	19	327	196	2487	
101	1290	9	1	20	20	453	2	3	383	–	–	–	–	–	450	2	4.5	170	8	18	18	84	
102	307	17	5	13	20	105	9	5	81	1	...	...	...	...	101	9	3.8	127	19	8	4	32	
201	455	24	–	19	11	219	17	4	164	3	...	...	...	...	211	16	3.1	125	23	18	14	80	
202	887	29	–	18	19	478	273	3	453	1	...	...	...	...	476	273	2.1	83	25	80	31	283	
301	434	2	–	11	29	235	–	1	153	2	...	...	...	...	230	–	3.2	135	2	7	7	92	

NEW YORK - NORTHEASTERN

MOUNT MORRIS PARK

COLUMBIA UNIVERSITY

RIVERSIDE PARK

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Congressional District 17

HUDSON

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NEW YORK

BERGEN

GENEVA

71

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63

E-1052
49

UTILIZATION OF SCHOOL BUILDINGS
1971 – 1972

DEPT. HSG. & URB. DEV.
AUG 14 1972
N.Y.A.O.
REC'D

PREPARED UNDER THE DIRECTION OF

Dr. Harvey B. Scribner
Chancellor

Irving Anker
Deputy Chancellor

in the
PROGRAMMING SECTION
School Planning and Research Division

OCTOBER, 1971

Dr. August Gold
Administrator
School Planning and Research Division

BOARD OF EDUCATION
CITY OF NEW YORK

Dr. Morris Nelson Sach
Director
Programming Section

Maps showing crime incidence

of Kings Lafayette, said that he

E-1053

COMMUNITY SCHOOL DISTRICT 3 BOROUGH OF MANHATTAN
UTILIZATION OF ELEMENTARY SCHOOL BUILDINGS AS OF OCTOBER 29, 1971

1 SCHOOL	2 ORG.	3 BLDG. TYPE	4 CATEGORY	5 ENROLLMENT IN BLDG	UTILIZATION OF FACILITIES AVAILABLE TO REGULAR CLASSES (EXCLUSIVE OF KINDERGARTENS & SPECIAL CLASSES)				UTILIZATION OF FACILITIES USED ONLY BY KINDERGARTENS & SPECIAL CLASSES (EXCLUSIVE OF REGULAR CLASSES)			13 TOTAL CAPAC OF BUILDI
					6 ENROLLMENT REG. CLASSES	7 CAPACITY REG. CLASSES	8 UTILIZATION %	9 OVERLOAD (+) UNDERLOAD (-)	10 ENROLLMENT KG. & SP. CLASSES	11 CAPACITY KG. & SP. CLASSES	12 OVERLOAD (+) UNDERLOAD (-)	
9	PK-5	A	X	723	534	812	66	- 278	189	217	- 28	1/ 1029
75	PK-6	A	X	1053	902	841	107	+ 61	151	270	- 119	2/ 1111
76	PK-5	A	X	3/ 1011	832	870	96	- 38	3/ 179	225	- 46	4/ 1095
84	PK-6	A	X	1096	890	957	93	- 67	206	235	- 29	5/ 1192
87	PK-5	A	X	758	618	928	67	- 310	140	315	- 175	1243
113	PK-5	A	X	1019	853	696	123	+ 157	166	165	+ 1	861
113 Addition				(new construction project)								* 287
144	PK-6	A	X	849	701	957	73	- 256	148	162	- 14	1119
145	PK-6	A	X	1102	959	1044	92	- 85	143	165	- 22	1209
6/ 147				(new construction project)								* 637
7/ 149	PK-2	A	X	502	317	696	46	- 379	185	210	- 25	906
207	3-6	A	X	624	604	1102	55	- 498	20	30	- 10	8/ 1132
163	PK-6	A	X	9/ 651	597	725	82	- 128	9/ 54	90	- 36	10/ 815
165	PK-6	A	X	1677	1452	1508	96	- 56	225	255	- 30	1763
166	PK-5	A	X	752	622	638	97	- 16	130	130	-	11/ 769

E-1054

COMMUNITY SCHOOL DISTRICT 3 BOROUGH OF MANHATTAN
UTILIZATION OF ELEMENTARY SCHOOL BUILDINGS AS OF OCTOBER 29, 1971

EXPLANATORY NOTES

(see preceding page)

N.B. COLUMN 2: PK refers to Pre-Kindergarten classes.

1/ P9----Includes 3 rooms used by the Congress of Puerto Rican Home Towns; 2 rooms used by the Bureau of Child Guidance; 1 room used by the District Early Childhood Supervisor.

2/ P75---Does not include 4 rooms used by the Community Superintendent. Upon completion of an electrical/sanitary renovation there will be a gain of 2 classrooms (capacity-58).

3/ P76---Includes 6 All-Day Kindergartens(register-119) in the "Follow Through" program.

4/ P76---Includes 1 room used as a "Family Room" in the "Follow Through" program.

5/ P84---Includes 1 room used by the School Volunteers; 1 room used by the Parents Association.

6/ P147--An Educational Construction Fund Project.

7/ P149 and P207 are Tandem Schools located on adjacent sites.

8/ P207--Includes 1 room used as a Speech Laboratory.

9/ P163--Does not include 2 Kindergartens (register-52) and 1 Pre-Kindergarten (register-28) housed in Westgate Apartments.

10/ P163--Includes 1 room used by Adult Education.

11/ P166--Does not include 3 rooms on the fifth floor; nor 1 room used for Computer Assisted Instruction. Includes 1 room used by the Public Education Association and the Chromo Spectrum Project.

* Capacity as given in the Program of Requirements prepared in the Facilities Planning Section.

E-1055

COMMUNITY SCHOOL DISTRICT 3 BOROUGH OF MANHATTAN
UTILIZATION OF ELEMENTARY SCHOOL BUILDINGS AS OF OCTOBER 29, 1971

1 SCHOOL	2 ORG.	3 BLDG. TYPE	4 CATEGORY	5 ENROLLMENT IN BLDG.	UTILIZATION OF FACILITIES AVAILABLE TO REGULAR CLASSES (EXCLUSIVE OF KINDERGARTENS & SPECIAL CLASSES)				UTILIZATION OF FACILITIES USED ONLY BY KINDERGARTENS & SPECIAL CLASSES (EXCLUSIVE OF REGULAR CLASSES)			TOTAL
					6 ENROLLMENT REG. CLASSES	7 CAPACITY REG. CLASSES	8 UTILIZATION %	9 OVERLOAD (+) UNDERLOAD (-)	10 ENROLLMENT KG. & SP. CLASSES	11 CAPACITY KG. & SP. CLASSES	12 OVERLOAD (+) UNDERLOAD (-)	
179	PK-6	A	X	1008	807	870	93	- 63	201	230	- 29	1/
180	K-5	A	X	923	734	841	87	- 107	189	222	- 33	
2/185	PK-2	A	X	606	-	-	-	-	-	-	-	2/
208	3-6	A	X	696	-	-	-	-	-	-	-	2/
3/191	PK-3	A	X	491	356	672	53	- 316	135	230	- 95	
3/199	PK-1, 4-5	A	X	463	305	672	45	- 367	158	214	- 56	4/
* 209				(new construction project)								#
* 212				(new construction project)								#

Murphy when he came to New | cinct, covering the Wall Street | of violence has developed. In

COMMUNITY SCHOOL DISTRICT 3 BOROUGH OF MANHATTAN
UTILIZATION OF ELEMENTARY SCHOOL BUILDINGS AS OF OCTOBER 29, 1971

EXPLANATORY NOTES

(see preceding page)

N.B. COLUMN 2: PK refers to Pre-Kindergarten classes.

1/ P179--Does not include 10 rooms on the fifth floor.

2/ P185 and P208 are Tandem Schools located on adjacent sites and are Experimental Elementary Program Schools. Capacities prior to use as Experimental Elementary Program Schools were: P185 - 830; P208 - 998.

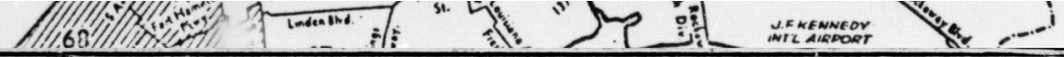
3/ P191 and P199 are paired schools.

4/ P199--Includes 3 rooms used by Roosevelt Hospital; 1 room used by the Bureau of Community Education.

* An Educational Construction Fund Project.

\# Capacity as given in the Program of Requirements prepared in the Facilities Planning Section.

E-1056



F-1064

E-1057

UTILIZATION OF MIDDLE SCHOOL BUILDINGS AS OF OCTOBER 29, 1971 MANHATTAN

1	2	3	4	5	6	7	8	9	10	11	12
DIST	SCHOOL	ORG.	BLDG TYPE	CATEGORY	TOTAL NO. OF ROOMS PROVIDING CAPACITY	COMPUTED CAPACITY OF BUILDING	SCHOOL ENROLLMENT	BUILDING UTILIZATION (%)	OVERLOAD (+) UNDERLOAD (-)	ROOMS EXCLUDED FROM CAPACITY AND FROM COLUMN 6 SHOPS, ETC.	ROOMS EXCLUDED FROM CAPACITY AND FROM COLUMN 6 SUB.-STD.	SUB-STD. ROOMS INCLUDED IN COLS. 6,7 (435-640 SQ FT.)
3	IS-44	6-8	A	X	48	1340	1178	88	- 162	10		
3	J-54	7-9	A	X	36	1063	1118	105	+ 55	7		16
3	IS-88	6-8	A	X	56	1557	1424	91	- 133	10		29
3	J-118	7-9	A	X	46	1365	1/1315	96	- 50	10		36
	J-13	7-9	A	X	52	1528	892	58	- 636	10		
	IS-45	7-8	A	X	52	1443	1313	91	- 130	8		
	J-99	7-9	A	X	2/40	2/1186	1158	98	- 28	8		
	IS-117	6-8	A	X	52	1430	1455	102	+ 25	12		

J-118—Does not include 4 classes (register-90) housed in the Boy's Club at 771 First Avenue.
J-99—Does not include 12 portable classrooms.

E-1058

UTILIZATION OF ACADEMIC HIGH SCHOOLS

AS OF OCTOBER 29, 1971

MANHATTAN

I-EXISTING SCHOOLS

HIGH SCHOOL	CAPACITY	ENROLLMENT			UTILIZATION	OVERLOAD (+) UNDERLOAD(-)
	MAIN BUILDING	TOTAL	MAIN	ANNEX	MAIN BUILDING	MAIN BUILDING
Benjamin Franklin	2658	4799	4799		181	+ 2141
Charles Evans Hughes	3120	2946	2604	1/ 342	83	- 516
Fiorello H. LaGuardia (Music and Art)	2212	2489	1893	2/ 596	86	- 319
George Washington	3261	3545	3294	3/ 251	101	+ 33
Haaren	3036	2569	2569		85	- 467
Julia Richman	3622	4294	3672	4/ 622	101	+ 50
Louis D. Brandeis	2761	5930	4521	5/1409	164	+ 1760
Park East		6/ 235		6/ 235		
Seward Park	2506	4630	3485	7/1145	139	+ 979
Stuyvesant	2432	2397	2397		99	- 35
Washington Irving	4370	4186	4186		96	- 184
Total	29978	38020	33420	4600		+ 4963 - 1521

II - CONSTRUCTION PROJECTS

Central Manhattan 8/	* 2500	(estimated completion - 1975)
Downtown Manhattan 8/	* 2500	(estimated completion - 1975)
John F. Kennedy 9/	* 4078	(estimated completion - 1972)
Martin Luther King	* 3689	(estimated completion - 1973)
Park East 10/	2000	
Park West 8/	* 3697	(estimated completion - 1975)
Total	18464	

1/ Annex at 250 West 18th Street.
2/ Annex in School for Performing Arts.
3/ Annex at 601 West 183rd Street.
4/ Annex in former Yorkville Vocational High School.
5/ Annex in remaining portion of High School of Commerce.
6/ The organization of Park East High School is conducting an experimental educational program, temporarily housed in IS-29 and at 120-126 East 106th Street.
7/ Annex in old P31.
8/ An Educational Construction Fund Project.
9/ Assignment of school to Manhattan or the Bronx is to be determined.
10/ To be located on one or two sites. Organization temporarily housed in IS-29 and at 120-126 East 106th Street.
* From Program of Requirements prepared in the Facilities Planning Section.

E-1059

4-10

"All the News That's Fit to Print"

The New Y

VOL. CXXI ... No. 41,659

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NEW YORK, MONDAY

A WIDE DISPARITY IS FOUND IN CRIME THROUGHOUT CITY

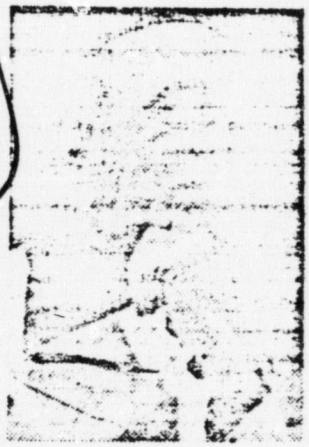
Study Also Shows Variance in Ability of Precincts to Arrest Wrongdoers

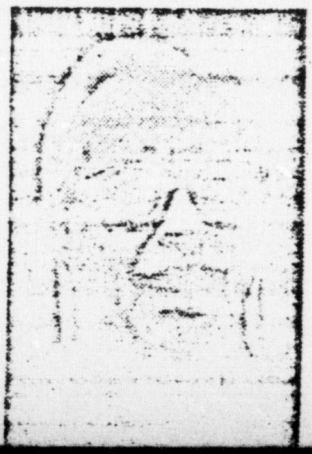
HARLEM HOMICIDES HIGH

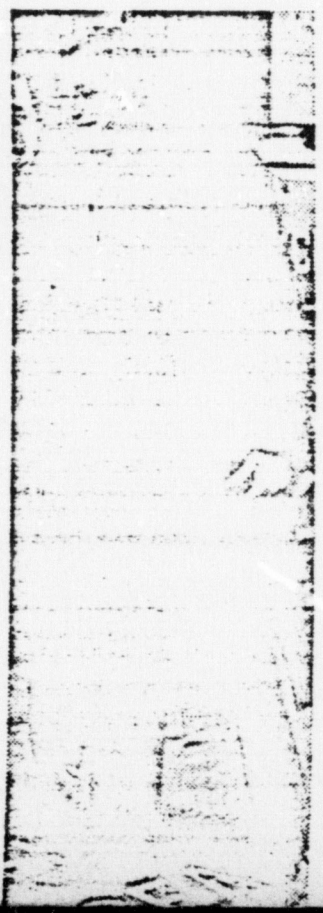
Rate There 328 Times More Than in Queens—West Side Reports Many Robberies

By DAVID BURNHAM

Proof of the vast disparity with which crime falls across New York City and evidence of wide differences in the ability of individual precincts to arrest criminals have emerged from the most detailed analysis







Brooklyn Bank Loans to Rep

President of Kings L Was Unaware Unti

By NICHOLA

For more than a decade, reputed Mafia members have obtained numerous loans from a Brooklyn bank despite poor credit ratings, long criminal records and frequent false information on applications.

They received the loans from branches of the Lafayette National Bank, which became Kings Lafayette Bank after a merger with Kings County Trust Company in 1965.

Although a number of loans have been repaid, several have fallen into default, according to bank records.

Underworld informants have reported to law enforcement officials that money from some loans has been "put on the street"—lent out by Mafia loan sharks at usurious interest

of crime statistics ever known to have been completed here.

The study—in which population figures, crime reports and arrest statistics from each of the city's precincts were fed into The New York Times computer—provided both a detailed index of how crime affects the city's neighborhoods and a new way of measuring the performance of individual precinct commanders and their men.

Maps showing crime incidence by precincts, Page 16.

Among the findings of the study were the following:

¶In one Harlem precinct, with 53,351 residents, there were 105 criminal homicides, two a week for 1971. In a precinct in Kew Gardens, Queens, with 162,802 residents, there was one homicide. For 1971, the homicide rate in Central Harlem was 326 times as high as the homicide rate in Kew Gardens.

Associated Press, United Press International, The New York Times

IN HUGHES CONTROVERSY: Clifford Irving, top right, and, from top left, James Phelan, co-author of another Hughes book; Noah Dietrich, who provided biographical material; Bob Thomas, writer who replaced Mr. Phelan; Robert A. Maheu, an ex-manager of Hughes property.

More Writings on Hughes Like Irving's Are Revealed

ranging from 20 to 200 per cent.

'Looking Into Certain Loans'

John T. De Palma, president of Kings Lafayette, said that the Federal Bureau of Investigation "is looking into certain loans" made by the bank, but that he did not know about the progress of the investigation. The F.B.I. would not comment.

Mr. De Palma said he did not know that loans had been made to individuals linked to the

Controls at (Inflation R

By PHILIP S

WASHINGTON, Feb. 13 — After six months, President Nixon's economic stabilization program is plowing through rough seas, seemingly in th

II. Adverse environmental effects which cannot be avoided (Identify any adverse

E-1060

rk Times

LATE CITY EDITION

Weather: Partly cloudy, mild today; fair and mild tonight, tomorrow. Temp. range: today 36-51; Sunday 35-49. Full U.S. report on Page 57.

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BRUARY 14, 1972

s Making ed Mafiosi

ayette Says He 'old by F.B.I.

AGE
orld until the F.B.I. with him.
ave repeatedly made it to my people that we want that kind of busi- he said. "If it is deter- that any of them have rately gone against these ctions, appropriate action e taken."

De Palma said Kings ette Bank had not suf- any losses on loans since ception seven years ago.

Pre-1965 Defaults

ies of records obtained e New York Times show several loans issued by ette National Bank before 1965 merger did fall into lt. Most of them were is- by Lafayette's branch at Bay Parkway, Brooklyn. e of the loans in default, ding to a source in the

The New York Times/Mike Lien

INTENSE BOMBING CONTINUED BY U.S. IN SOUTH VIETNAM

One of Heaviest Campaigns of War Seeks to Avert Any Tet Offensive

TROOPS ON 'GRAY ALERT'

But Enemy Attacks Decline Throughout the Country for 3d Day in Row

By CRAIG R. WHITNEY
Special to The New York Times

SAIGON, South Vietnam, Monday, Feb. 14—One of the heaviest American bombing campaigns of the war was concentrated over the weekend on base areas and infiltration trails west of the Central Highlands city of Kontum. Enemy attacks throughout South Vietnam declined yesterday for the

s, was made to Carmine
zzo, who has been identi-
by the Justice Department
a captain in the Mafia
dy of Joseph A. Colombo

ersico, who was remanded
ail on Jan. 24 to begin serv-
a Federal prison term for
cking, received $2,700 in

ntinued on Page 21, Column 4

Months:
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they haven't done it yet
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et the Administration can
nt to a number of achieve-
nts in the six months since

RAISING FUNDS for Democrats in Manchester, N.H., were, seated from left, Lawrence F. O'Brien, national chairman, and Senators Thomas J. McIntyre of New Hampshire, George McGovern of South Dakota and Vance Hartke of Indiana. Primary will be in three weeks.

New Hampshire Primary Fades Into Numbers Game

By R. W. APPLE Jr.
Special to The New York Times

MANCHESTER, N. H., Feb. 13—With three weeks remaining until Election Day, the New Hampshire primary campaign looks more like a problem in arithmetic than a momentous political struggle.

In fact, it is argued by some experts here and elsewhere that the New Hampshire primary has become an anachronism, that 1968 was its last

Joseph Gra maison, Mr. McGovern's manager, argues that Mr. Muskie's campaign will be "dead all over the country" if he does not get at least 52 per cent of the vote.

A Mills backer asserts that a 15 per cent showing by his man would constitute "a great moral victory for us."

Malcolm Kilduff, a Hartke aide, predicts that Mr. Hartke

By WALLACE TURNER

third consecutive day.

The United States command announced that B-52 bombers flew 19 missions in the 24 hours ending yesterday at noon, the largest number for a 24-hour period since it began keeping such records in June, 1968.

Seventeen more B-52 missions were flown between noon yesterday and 6 A.M. Saigon time today, the command announced.

All but two of the missions flown in the 24 hours before noon yesterday were in Kontum Province. The missions usually consist of three B-52's

The United States was making secret peace offers to Hanoi as far back as 1965, and now details of these talks have come

Article on Page 3.

tion on the East Side of Manhattan, the police were notified of 1,291 robberies that occurred

E-1061

On the East Side of Manhattan, the police were notified of 1,291 robberies that occurred between 59th and 96th Streets. This makes the rate 865 robberies for every 100,000 residents. Just across Central Park, the police on the West Side were told about 1,749 robberies, or 173.7 for every 10,000 residents. The robbery rate of the West Side's 20th Precinct was twice as high as the East Side's 19th Precinct.

¶The people who live and work in Greenwich Village told the police about 2,563 instances of a burglar's breaking into an apartment or a store and taking something of value. The rate of reported burglaries—459 for every 10,000 residents—was 31 per cent higher than the average burglary rate found in eight of the city's worst slum precincts.

¶In South Jamaica, Queens, there were 3,466 reported car thefts, 218.4 for every 10,000 residents. This rate is more than twice as high as in the Ridgewood section of Queens a few miles to the west, where

Continued on Page 16, Column 1

By WALLACE TURNER
Special to The New York Times

SAN FRANCISCO, Feb. 13—Still more evidence emerged today that Clifford Irving's book "The Autobiography of Howard Hughes" strongly resembles a variety of published and unpublished materials produced by others.

Two dozen or more instances of close parallels have been discovered in comparing an unpub-

A comparison of passages in manuscripts, Page 20.

lished manuscript of a book written by James Phelan, a freelance writer, about the relationships between Mr. Hughes and Noah Dietrich, who was for 32 years the chief executive officer of the Hughes Tool Company.

Another long anecdote, about Mr. Hughes's being approached by Chicago hoodlums, appears in similar form in a book by Ben Hecht, "A Child of the Century."

The New York Times published excerpts from the Irving- and Phelan-Dietrich manuscripts in the late editions of Sunday's newspaper, and further excerpts appear in the Monday editions. Excerpts from the two manuscripts are also being published in this week's issue of Time magazine.

Also today, Time Inc. released its version of the transactions about the Irving book in which the corporation was financially involved.

In its article, Time said that Mr. Irving had admitted, through his lawyer, Maurice R. Nessen, that his book was a fraud. The magazine also contended that Richard Suskind, a writer and researcher who had worked with Mr. Irving on the manuscript, retracted an earlier story about having once seen Mr. Hughes in a hotel room with Mr. Irving.

Mr. Nessen, commenting on the Time article, called it a "gloating, prancing, distorting piece that is irresponsible to the extreme," and said he be-

Continued on Page 20, Column 4

could still be blown off course and many of the passengers are complaining about the ride.

Some economists have criticized the program for its complexity, and there is apparent confusion among consumers, many of whom would probably agree with Mrs. Francisco Santiago, a domestic worker in New Orleans, who said in an interview last week:

"Whatever they are trying t

The Junior College, Belittled in Past, Now a Major Force

By JACK ROSENTHAL
Special to The New York Times

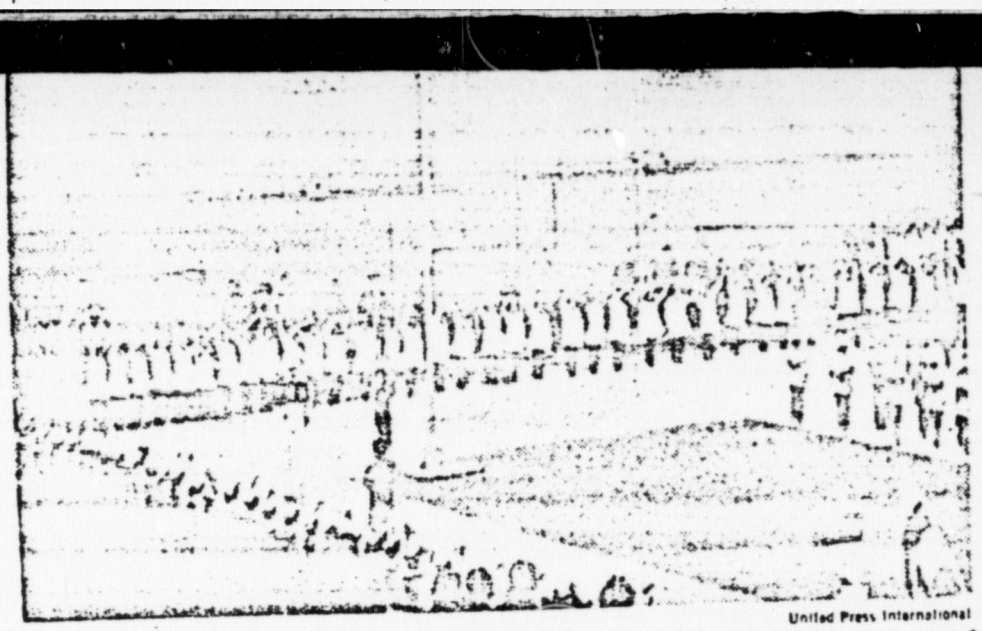
MIAMI, Feb. 13—Public junior colleges, once scorned as "high schools with ash trays," have exploded since 1960 into a major social force that is shaping industrial development, urban services and personal pride.

The statistical evidence was issued in Washington today in a Census Bureau report. While total university enrollment doubled in the nineteen-sixties, enrollment in the public two-year colleges quadrupled, the report said.

This enrollment now exceeds 2.3 million, according to one measure. And experts calculate that the number may well double again quickly, reaching 5 million by September, 19

The pulse and muscle represented by the skeletal statistics are dramatically illustrated in Miami. There was no public junior college at all here in 1960. This year, Miami-Dade Junior College enrolled 38,000 students.

From 7 A.M. to 10 P.M., a



United Press International

WINTER OLYMPICS END: Teams parade under flags of Greece, left, Japan, center, and U.S. at closing ceremony in Sapporo. Next games will be in Denver. Details, Page 37.

dents swarm through facilities costing $45-million—a downtown center and two sprawling suburban campuses studded with filigreed concrete buildings, palm trees, contoured plazas and landscaped parking lots.

Their ages range from 17 to

Continued on Page 12, Column 3

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News Summary and Index, Page 31

ASSIMILATION
Arica Institute [illegible] 219-7439 — Adv.

E-1062

Study Discloses Wide Disparity In Crime and Police Efficiency

Continued From Page 1, Col. 1

97.3 cars were stolen for every 10,000 residents in 1971.

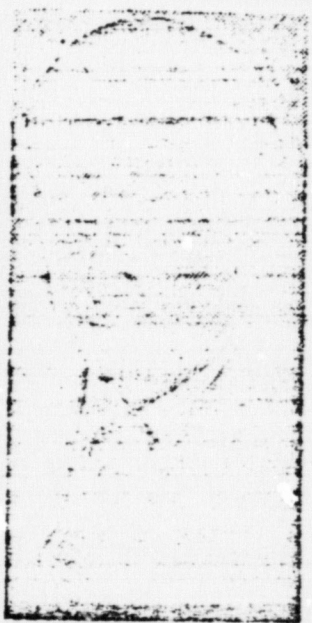
Henry Ruth, director of the city's Criminal Justice Coordinating Council and the former deputy director of the President's Crime Commission, said that the checkerboard pattern of crime found in the computer analysis in many ways "raises far more questions than it answers."

"One thing it does show," Mr. Ruth noted, "is the need to develop within the Police Department a continuing, up-to-date analysis of crime statistics which takes into account the latest available demographic information.

Today's article deals with the pattern of crime across the city. An article tomorrow will deal with arrests and the relative success of different precincts in making them.

"The patterns that develop from such analysis," he continued, "should be quickly fed to precinct commanders so they can deploy their men more effectively and at the same time improve their management and supervision."

Donald F. Cawley, the Police Department's chief of patrol, said during an interview that there was "no reasonable



The New York Times

Henry S. Ruth Jr., director of the city's Criminal Justice Coordinating Council.

in relation to the population.

The third set of statistics is the number of arrests in relation to the number of reported crimes. And the fourth is the number of policemen assigned to each precinct in relation to its population.

While accurate and complete in themselves, the statistics can

Bronx and 313 complaints in the Brownsville area of Brooklyn.

Whatever the reasons for the differences in the burglary rates, they also may be a guide to the relative danger of being burglarized. As Chief of Patrol Cawley noted, there are far more small shops stocked with expensive and desirable goods in Greenwich Village than there are in the slums.

The rates for reported homicides, robberies and auto thefts are believed to present a truer picture than for reported burglaries.

The explanations for these variations from one area to another, according to the National Crime Commission, include such factors as "the larger number of criminal opportunities available, the greater likelihood of association with those who are already criminals, a more impersonal life that offers greater freedom and, in many cases, the harsher conditions of slum life—often in sharp and visible contrast to the affluence of nearby areas."

Dr. Marvin E. Wolfgang, director of the Center for Studies in Criminology and Criminal Law at the University of Pennsylvania and the former co-director of research for the National Violence Commission, offered another explanation why the rates of murder and robbery in the slums were sharply

ROBBERY
1971 reports by preci

MANHATTAN

Precinct	Crime Reports	Rate per 10,000 per
1	289	568.67
4	216	249.44
5	523	95.34
6	1,199	214.74
7	1,083	175.45
9	2,684	303.02
10	723	164.09
13	955	121.86
14	2,403	2,378.49
17	976	178.02
18	2,426	508.25
19	1,291	86.53
20	1,749	178.75
Central Pk.	967	N/A
23	2,192	195.31
24	3,109	267.06
25	2,734	291.99
26	2,037	259.11
28	3,198	599.31
30	1,960	264.21
32	3,261	319.90
34	1,201	78.67

BRONX

40	1,111	138.76
41	2,432	153.97
42	3,248	215.02
43	1,335	60.34
44	2,145	161.95
45	149	17.54
46	1,465	129.51
47	795	41.98
48	2,908	191.64
50	422	43.85
52	457	56.12

BROOKLYN

60	644	77.60
61	394	21.28
62	251	14.13
63	307	22.41
66	204	14.50
67	813	92.68
68	412	28.47
69	703	59.54
70	362	26.50
71	2,383	142.74

explanation why the department has not conducted such studies before."

The chief added that one of the major problems confronting Police Commissioner Patrick V. Murphy when he came to New York in late 1970 was that many precinct commanders were unaware—and, he said, some were even unconcerned—about "crime conditions in their commands."

The Police Department has, for the last several years, published the number of reported crimes in each precinct. Data on arrests have been assembled but not released.

But the department's statistics deal with crime in absolute numbers—without reference to how many people live in a precinct or how many policemen work there.

The Times study, using 1970 census figures, provided four sets of statistics about crime in New York on a precinct-by-precinct basis.

The first is the number of homicides, robberies, burglaries and assaults reported in each precinct in relation to its population. The second is the number of arrests for each of these crimes in each precinct, again

city's major business districts, for example, were among the precincts with the highest rates of robbery.

But because the First Precinct, covering the Wall Street area, the 14th Precinct, covering the garment district, and the 84th Precinct, covering Brooklyn Heights and Downtown Brooklyn, have small residential populations and enormous daytime populations, these rates do not present a true picture of the relative risk of being robbed.

The extent of this distortion becomes clear from an Army Corps of Engineers estimate, made in 1963, that Manhattan's daytime population is 4.5 million, more than two and a half times its residential population.

Entry Through Terminals

A large proportion of these daytime visitors either work or shop in downtown Manhattan, many of them funneling through Pennsylvania Station and the Port Authority Bus Terminal on Eighth Avenue, both in the 14th Precinct.

Another reason the precinct-to-precinct variations in reported crime can be misleading is that they represent differ-

city.

Life-Style of Violence

"In some of these communities," he said, "a subculture of violence has developed. In addition to the drug scene and the unbelievable poverty, there is a life-style of organized violence and physical aggression, sometimes looked on as machismo or manliness."

"It's sort of corny to say," Dr. Wolfgang added, "but there is violence born into generations. Life has become terribly cheap."

While the slum precincts were found to have far higher rates of crimes of violence than the more affluent precincts, the study found some unexpectedly sharp differences within the poorest areas.

The number of homicides for each 10,000 residents in 1971 was 19.7 for the 28th Precinct in Central Harlem, 6 for the 25th Precinct in East Harlem and an average of 4.9 for the 81st and 79th Precincts covering the Bedford-Stuyvesant area of Brooklyn.

According to several observers of the Harlem scene, including law enforcement officials, a good explanation for

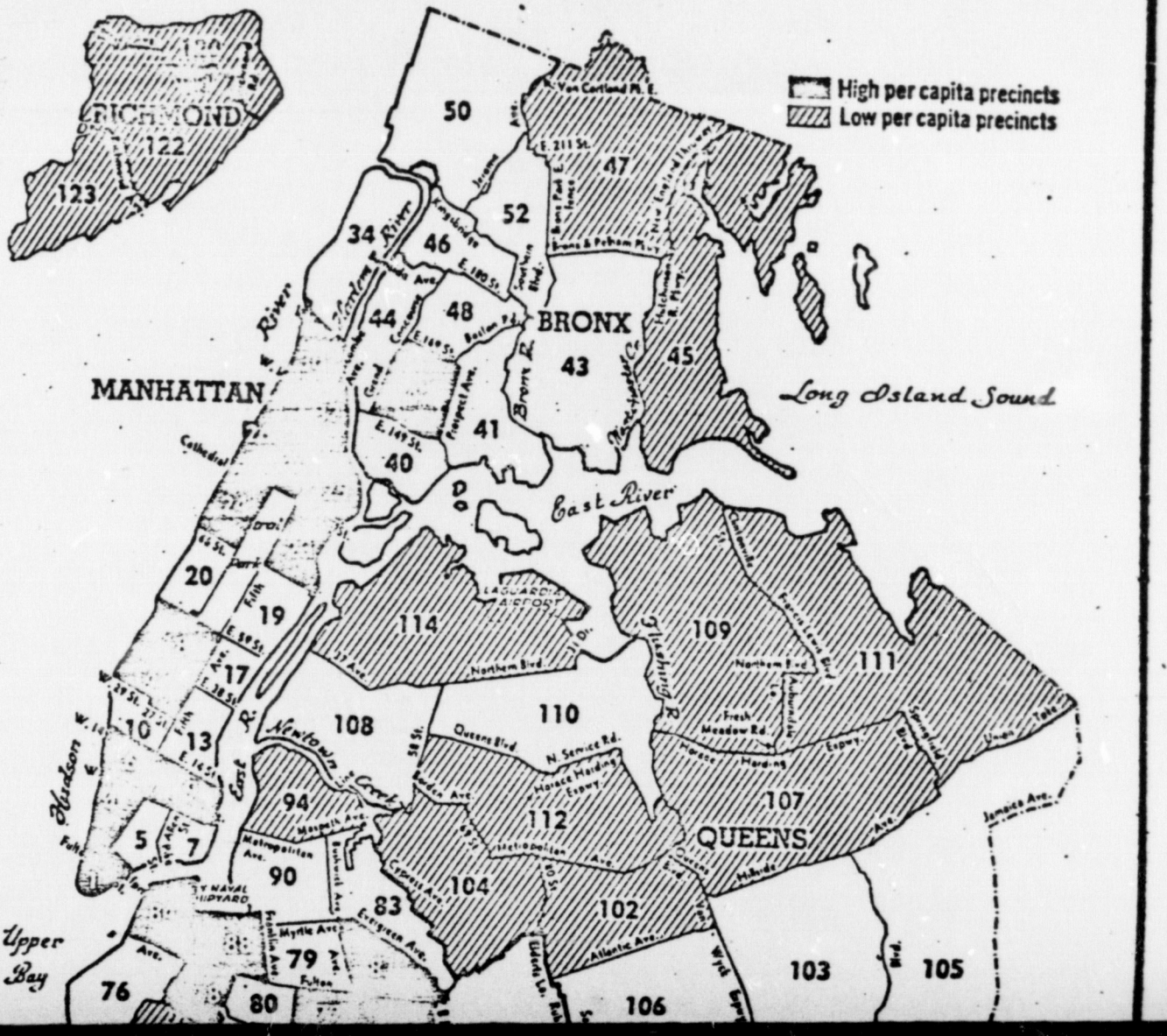
	73	2,578 270.43
	74	
Prospect Pk.		254 N/A
	75	2,413 144.54
	76	475 66.41
	77	1,254 232.62
	78	1,146 206.17
	79	1,172 108.41
	80	961 175.19
	81	1,998 199.80
	83	684 61.08
	84	1,144 318.83
	87	574 N/A
	88	1,482 232.67
	90	949 73.83
	92	276 N/A
	94	137 21.04
QUEENS		
	100	249 53.46
	101	422 80.94
	102	218 25.51
	103	3,022 190.39
	104	275 26.04
	105	1,253 56.76
	106	783 52.54
	107	703 43.16
	108	505 67.67
	109	521 29.70
	110	923 45.23
	111	289 18.84
	112	395 22.40
	114	766 24.24
STATEN ISLAND		
	120	386 26.75
	122	84 6.81
	123	14 5.00

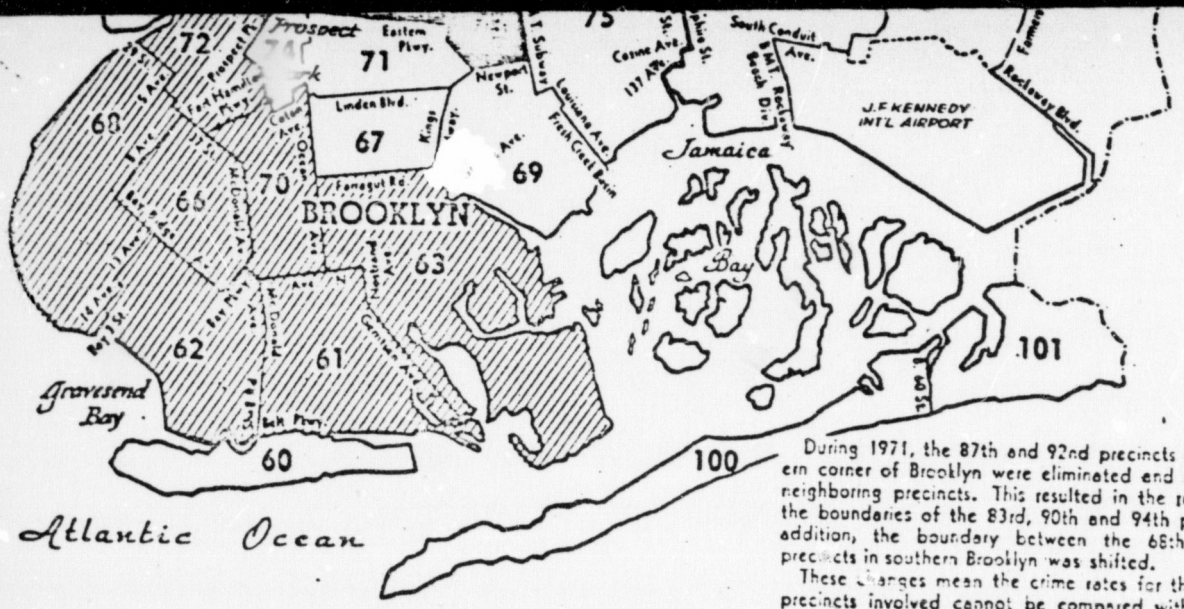
The tables with the fo: cincts and the number

struction industry, the Labor Council, and the City has been approved by the

E-1063

NDAY, FEBRUARY 14, 1972





During 1971, the 87th and 92nd precincts in the northern corner of Brooklyn were eliminated and merged with neighboring precincts. This resulted in the re-drawing of the boundaries of the 83rd, 90th and 94th precincts. In addition, the boundary between the 68th and 72nd precincts in southern Brooklyn was shifted.

These changes mean the crime rates for the individual precincts involved cannot be compared with other precincts in the city. N/A means not applicable

The New York Times/Feb. 14, 1972

aps on this page show how many robberies, homicides, burglaries and auto thefts were reported in city pre-reports made for every 10,000 residents. Maps show 20 precincts with the highest and 20 with lowest rates.

The New York Times ... cents recorded by the police in unusually high murder rate ...

E-1064

The New York Times's analysis presents precinct-by-precinct information about four selected crimes: criminal homicide, robbery, burglary and auto theft.

The four were selected partly because of widespread public interest and partly because homicide and auto theft are considered by criminologists to be the most accurately reported of all crimes.

Robbery—which includes armed stickups, muggings and some, but not all, purse snatches—is the "taking of something of value from a person by force or violence or threat of violence."

Most burglaries involve the unlawful entry into a structure to commit a theft of property. By definition, there is no face-to-face contact between the burglar and his victim.

ences recorded by the police in each area, not necessarily the crimes that actually take place there.

For example, a survey of 10,000 households by the National Crime Commission several years ago indicated that there were at least three times more burglaries than either are reported to the police or by the police.

Another, smaller survey by the commission suggested that a larger proportion of the burglaries go unreported in poor neighborhoods than the more affluent ones, possibly because the poor are less likely to have insurance and more likely to distrust the police.

This difference in attitudes about crime and the law may partly explain why there were 459 burglary complaints for every 10,000 Greenwich Village residents in 1971 in comparison to 449 such complaints in Central Harlem, 298 complaints in East Harlem, 376 complaints in the Hunts Point area of the

the unusually high murder rate of the 28th Precinct is that this half square mile area just north of Central Park is the principal meeting ground in the city for black criminals. "You just can't make the big time in Brownsville or Hunts Point," one observer explained.

Variations in Findings

Different rates are found in other areas and for other crimes. For every 10,000 residents, for example, 86 robberies were reported on the relatively rich Upper East Side, 93 in Little Italy and Chinatown sections of the Lower East Side, 179 on the West Side and 215 in Greenwich Village.

Chief Cawley, admittedly speculating, said Greenwich Village might have more robberies than Little Italy because the Village "is a mecca for tourists and probably has a higher percentage of transients and young people while Little Italy and Chinatown are in many ways more stable."

He believed the East Si might be relatively safer tha the West Side because it h a larger proportion of apar ment houses with doorme closed-circuit television ar other security devices—thu lessening hallway and elevat holdups—while the West Sid had a higher proportion transients and addicts."

The pattern of comparativel high robbery rates in the pre cincts adjacent to the lowe half of Centra Park, the 19t and 20th, was repeated in th two precincts immediately t the north of each (the 23d an 24th).

The 23d Precinct, which in cludes the Yorkville sectio and runs from 86th Street t 110th Street and from Fift Avenue to the East River, re ported 195.3 robberies for ever 10,000 residents.

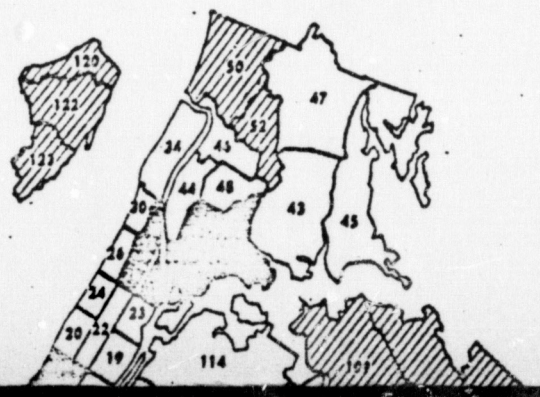
This compares with 267.0 robberies for every 10,000 resi dents in the 24th Precinct which comprises the area from

CRIMINAL HOMICIDE 1971 reports by precincts

MANHATTAN

Precinct	Crime Reports	Rate per 10,000 persons
1	4	7.87
4	9	10.39
5	18	3.28
6	12	2.15
7	13	2.11
9	45	5.08
10	17	3.86
13	3	.38
14	13	12.87
17	5	.91
18	31	6.49
19	11	.74
20	18	1.84
Central Pk.	3	N/A
23	20	1.78
24	19	1.63
25	56	5.98
26	21	2.67
28	105	19.68
30	21	2.83
32	79	7.75
34	13	.85

High per capita precincts
Low per capita precincts



BRONX

BURGLARY 1971 reports by pre

MANHATTAN

Precinct	Crime Reports	Rate per 10,000 persons
1	889	1,749.29
4	1,107	1,278.36
5	1,094	199.44
6	2,563	459.03
7	1,620	262.44
9	4,19	473.95
10	2,230	503.99
13	2,965	378.33
14	4,254	4,210.61
17	4,359	795.08
18	6,602	1,383.12
19	3,734	250.18
20	3,281	335.32
Central Pk.	39	N/A
23	2,914	259.64
24	4,041	347.12
25	2,791	298.08
26	1,857	236.21
28	2,395	448.82
30	2,441	329.05
32	3,430	326.48
34	2,945	186.35

BRONX

40	38	4.75
41	102	5.97
42	54	3.57
43	15	.68
44	33	2.49
45	5	.59
46	21	1.86
47	12	.63
48	44	2.90
50	4	.42
52	2	.25

BROOKLYN

60	12	1.45
61	5	.27
62	8	.45
63	3	.22
66	5	.36
67	4	.46
68	11	.76
69	6	.51
70	2	.15
71	27	1.62
72	7	.48
73	63	6.61
74		
Prospect Pk.	2	N/A
75	38	2.28
76	7	.98
77	23	4.27
78	17	3.06
79	58	5.37
80	18	3.28
81	46	4.60
83	26	2.32
84	9	2.31
87	6	N/A
88	27	4.24
90	23	1.79
92	10	N/A
94	3	.46

QUEENS

100	5	1.07
101	2	.38
102	8	.94
103	39	2.46
104	5	.47
105	13	.59
106	8	.54
107	1	.06
108	4	.54
109	7	.48
110	12	.59
111	3	.20
112	4	.23
114	13	.58

STATEN ISLAND

120	7	.49
122	2	.16
123	1	.36

40	2,996	374.20
41	6,432	378.33
42	5,474	362.38
43	2,760	124.75
44	3,662	276.48
45	465	54.73
46	3,196	282.53
47	2,025	106.92
48	5,369	353.82
50	1,181	122.71
52	1,010	124.03

BROOKLYN

60	1,877	226.18
61	2,227	125.66
62	1,432	80.62
63	1,499	109.43
66	1,227	87.24
67	1,562	178.07
68	2,145	148.22
69	1,786	151.27
70	1,917	140.32
71	3,789	226.96
72	1,205	83.27
73	2,984	313.02
74		
Prospect Pk.	28	N/A
75	4,970	297.70
76	1,491	208.44
77	1,928	357.64
78	2,142	285.35
79	2,749	254.28
80	1,894	345.28
81	3,383	338.30
83	3,193	285.13
84	1,534	427.68
87	1,619	N/A
88	2,409	378.21
90	1,874	345.80
92	1,159	N/A
94	799	122.73

QUEENS

100	87
101	1,04
102	98
103	4,14
104	1,26
105	3,93
106	1,6
107	1,60
108	1,27

E-1065

86th Street to Cathedral Parkway and from Central Park West to the Hudson River.

A look at two precincts on the Lower East Side shows how adjacent neighborhoods can have very different rates of crime. The Seventh Precinct, which covers the Two Bridges area (between the Manhattan and Williamsburg Bridges), reported 175.45 robberies for every 10,000 residents. The Ninth Precinct, which includes the East Village area and is bounded by East Houston and 14th Streets, Broadway and the East River, reported 303.02 robberies for every 10,000 people.

Burglary in the Bronx

Variations in reported crime are not limited to Manhattan. Across the northern tier of the Bronx, for example, are three precincts with sharply varying rates of reported burglaries. In the northeastern corner, the 45th Precinct had 54.73 burglaries for every 10,000. In the northwest corner, the 50th Precinct, covering Riverdale, reported 122.71 burglaries. The precinct between the two, the 47th, reported 106.92 burglaries.

A parallel pattern was found in the robberies recorded by the police in these three precincts of the northern Bronx, with the rates going from a low of 17.54 reported robberies per 10,000 people in the 45th Precinct to a high of 43.85 in the 50th Precinct.

Chief Cawley speculated that the relative freedom from burglaries and robberies in the 45th Precinct in the far eastern corner of the Bronx probably reflected the fact that it was far more isolated and less accessible than its two neighboring precincts to the west.

"This means that the people in the 45th Precinct are much more likely to be aware of strangers in their midst," he explained.

However, such an explanation would not appear to apply to the 61st and 62d Precincts, covering the Gravesend and Sheepshead Bay neighborhoods, in Brooklyn. For every 10,000 residents, there were 123.66 burglaries and 21.28 robberies in the 61st compared with 80.62 burglaries and 14.13 robberies in the 62d.

Great precinct-to-precinct variations were also found in the auto-theft rate around the city. Not surprisingly, the city's most congested business sections — Wall Street, the garment district and Downtown Brooklyn — were among the 10 precincts with highest rates of auto theft.

But, in some ways, the pattern of auto theft was the reverse of murder and robbery. With the exception of the business areas, for example, the precinct with the highest rate of auto theft in the city — 218.36 for every 10,000 residents — was the 103d in the largely black South Jamaica area of Queens.

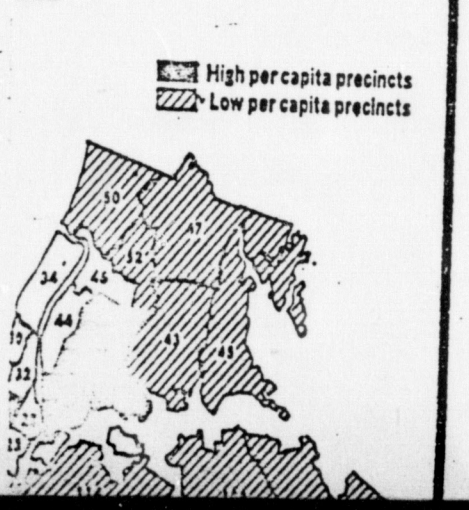
Not far behind, with 185.45 auto thefts, was the 107th Precinct covering Jamaica.

Three Harlem precincts among the highest robbery and homicide rates in New York also were among those with the lowest rates of auto theft. In 1971, the police in 25th Precinct in Central Harlem, for example, recorded 354 stolen cars, 66.34 for every 10,000 residents.

This compares with 2,571 stolen cars — 145.77 per 10,000 residents — recorded by the police in the Maspeth-Middle Village section of Queens.

Chief Cawley said that there were a tremendous number of cars—in relation to the population — in Queens. Other factors accounting for the high rate, he said, might be the huge parking lots around shopping centers in the less congested parts of the city and the preference of professional auto thieves to operate where there were fewer pedestrians to observe them.

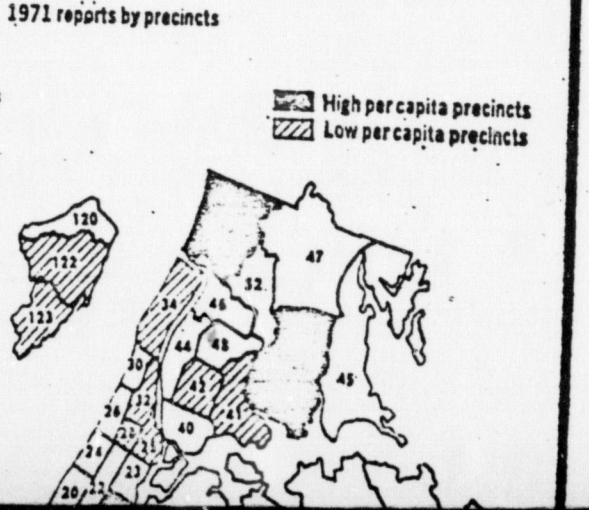
cincts

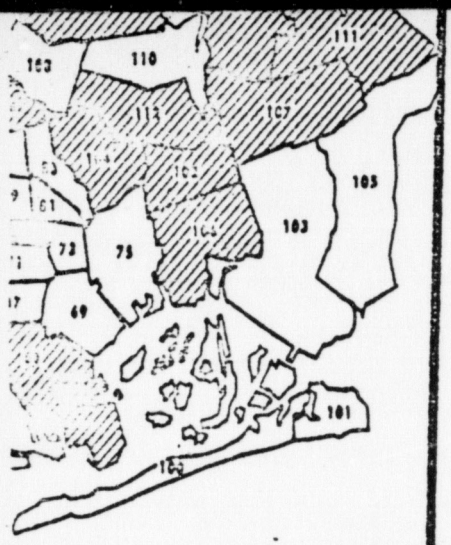


AUTO THEFT 1971 reports by precincts

MANHATTAN

Precinct	Crime Reports	Rate per 10,000 persons
1	269	529.31
4	376	434.20
5	414	75.47
6	821	147.04
7	428	69.34
9	722	81.51
10	681	154.52
13	1,042	132.96
14	870	861.13
17	811	147.93
18	1,010	211.60
19	2,020	135.34
20	970	99.13
Central Pk.	12	N/A
23	1,240	110.48
24	1,012	86.93
25	576	61.52
26	793	100.86
28	354	66.34
30	633	85.33
32	527	51.70
34	1,003	65.70





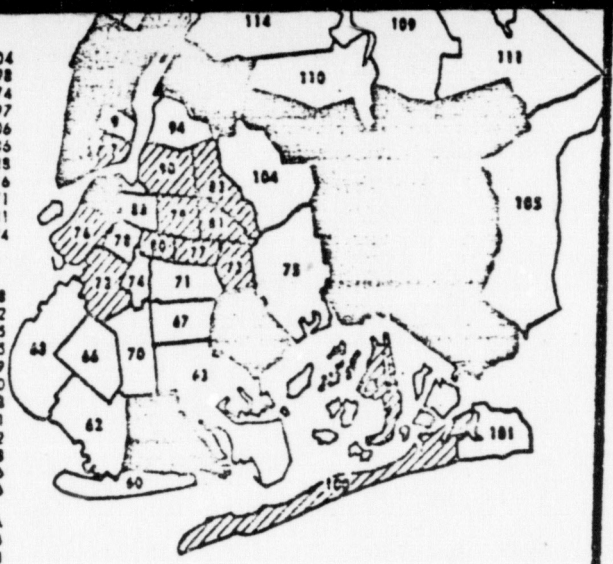
	109	1,686	96.10
148.79	110	2,852	139.75
900.05	111	1,460	95.19
114.78	112	1,812	102.74
251.20	114	2,392	106.92
119.51			
179.21	**STATEN ISLAND**		
107.63	120	2,037	141.16
116.23	122	808	65.53
170.43	123	311	111.06

BRONX

40	841	103.04
41	1,162	67.98
42	978	64.74
43	3,141	141.97
44	1,418	107.06
45	1,071	126.06
46	1,062	93.85
47	1,878	99.16
48	1,164	76.71
50	1,336	138.91
52	686	84.24

BROOKLYN

60	682	82.18
61	2,730	147.42
62	1,722	96.95
63	1,665	121.55
66	1,118	79.49
67	936	106.70
68	1,512	104.48
69	1,849	156.61
70	1,615	118.22
71	1,599	95.78
72	574	39.66
73	706	74.06
74		
Prospect Pk.	54	N/A
75	2,071	124.05
76	419	58.58
77	478	79.39
78	507	90.31
79	440	40.70
80	387	70.55
81	673	67.30
83	656	58.58
84	674	187.84
87	522	N/A
88	578	90.75
90	491	38.20
92	276	N/A
94	299	45.93



QUEENS

100	352	75.57
101	681	130.62
102	1,133	132.56
103	3,466	218.35
104	1,027	97.25
105	2,578	116.78
106	2,121	142.32
107	3,020	185.43
108	1,027	137.67
109	1,997	113.83
110	2,488	121.91
111	1,875	122.25
112	2,571	145.77
114	2,563	114.57

STATEN ISLAND

120	1,598	110.74
122	679	55.07
123	1[illegible]6	37.85

E-1066

Sir:

Form No. USA-33s-270
(Rev. 10-25-55)

You will please take notice that a _____ *of which the within is a copy, was this day duly entered in the within entitled action, in the office of the Clerk of this Court.*

Dated, N. Y., _____, *19*____

Yours, etc.,

_____
United States Attorney
Attorney for _____

To

_____
Attorney for _____

Sir:

Please take notice that the within _____ *will be presented for settlement and signature to the Honorable* _____ *United States District Judge, at the office of the Clerk, Room 601, United States Courthouse, Foley Square, Borough of Manhattan, City of New York, on the* ____ *day of* ____, *19* ____, *at 10:30 o'clock in the* _____ *noon or as soon thereafter as counsel can be heard.*

Dated, N. Y., _____, *19*____

Yours, etc.,

_____
United States Attorney
Attorney for _____

To

_____
Attorney for _____

United States District Court

SOUTHERN DISTRICT OF NEW YORK

TRINITY EPISCOPAL SCHOOL CORP. and TRINITY HOUSING COMPANY, INC.,
Plaintiffs,

- v -

GEORGE ROMNEY, Secretary of the Department of Housing and Urban Development, et al.,
Defendants

- v -

STRYKERS BAY NEIGHBORHOOD COUNCIL,
Intervenor-Defendant

NEGATIVE IMPACT STATEMENT
71 Civ. 4315 (EW)

PAUL J. CURRAN,

_____

TEL. 264-3311

United States Attorney
Attorney for _____ ~~United~~ States

Due service of a copy of the within is hereby admitted.

New York, _____, *19*_____

_____
Attorney for

To

_____
Attorney for

FPI-MI—2-2-73-50M-8754

E-1067

DEFENDANTS EXHIBIT E1 - DRAFT ENVIRONMENTAL CLEARANCE WORKSHEET - NYCHA TO HUD (614)

U. S. Department of Housing and Urban Development
Region_____

DRAFT ENVIRONMENTAL CLEARANCE WORKSHEET

Instructions: Prepare in original and 1 copy. Submit original to HUD Area/Insuring Office with application or proposal, and retain copy. Add additional sheets if needed. On each additional sheet, (1) show name and location of applicant/sponsor, and (2) identify item number.

A. Applicant/Sponsor New York City Housing Authority	D. HUD Program Low Rent Public Housing
B. Address (Include zip code) 250 Broadway New York, New York 10007	E. Location of HUD Area/Insuring Office (City) New York City
C. Telephone (Include area code) (212) 433-5170	F. Office of Management and Budget Circular A-95 Review: Tri-State Regional Planning Commission

1. Does proposed project or activity require Circular A-95 review? [x] yes [ ] no

2. If F.1. is yes, has the cognizant A-95 clearinghouse been notified of the proposed project or activity? [ ] yes [ ] no

3. If F.2 is yes, has A-95 clearinghouse commented on environmental aspects of proposed project activity? [ ] yes [ ] no

If yes, attach copy of A-95 clearinghouse comments or recommendations to this worksheet.

G. Nature of proposed project or activity Low-Rent Public Housing

H. Location of proposed project or activity The site lies in the Easterly portion of the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue and West 91st St

I. Description of proposed project or activity (Describe type, purpose, general size, scale, cost level, and other pertinent descriptive features)

See attached sheet

J. Environmental impact (beneficial and adverse) of proposed project or activity (Identify land use aspects; environmental aspects of the site, including natural hazards and all deviations from applicable HUD policies and standards; pollution aspects, etc. Environment includes physical, social, and aesthetic dimensions)

See attached sheet

E-1068

I. Adverse environmental effects which cannot be avoided (Identify any adverse environmental effects which cannot be avoided should the proposed project or activity be implemented)

See attached sheet

J. Alternatives (Outline principal alternatives to proposed project or activity)

See attached sheet

K. Short-run/long-run relationships (What is relationship between the proposed short-run use of the environment and the maintenance of long-run productivity? What irreversible or irretrievable commitments of resources would be involved if the proposed project or activity were implemented?)

See attached sheet

L. Views of local groups (What are the known views of local groups to the proposed project or activity? Identify known or potential opposition groups and their views)

There are no known groups in opposition to this development.

M. Certification

The Applicant/Sponsor identified in Block A herety certifies that the information furnished in the draft environmental clearance worksheet is true and accurate to the best of (his) (its) knowledge.

JAN 26 1972
(Date)

(Signature)

Vice Chairman
(Title)

E-1069

WEST 91st STREET - COLUMBUS AVENUE AREA
(WEST SIDE URBAN RENEWAL AREA)
SITE 30

G-2 DESCRIPTION OF PROPOSED PROJECT:

The proposed plan provides for the development of 160 dwelling units for low-income families on a site of 30,212 square feet or 0.69 acres. The building will be of fire proof construction, 16 residential stories and ground floor commercial space, having an apartment distribution as follows:

0 Bedroom (EU)	16	(aged)
1 Bedroom	16	(aged)
1 Bedroom	40	
2 Bedrooms	64	
3 Bedrooms	32	
Total	160	

The plans provide for one 17 story building.

This Public Housing Project will be an integral part of the West Side Urban Renewal Area and will serve the needs of low-income families who have been displaced during course of redevelopment and whose need for housing can only be met through the provision of low-rent public housing.

The Authority strives to achieve excellence in design within the framework of the H.U.D. cost guidelines. The results of this program can be seen in our more recently constructed developments which rival privately developed apartment building in aesthetic quality. The dwelling construction and equipment cost of this development is within the permissible area prototype limits.

H. ENVIRONMENTAL IMPACT:

Two types of older multiple dwellings predominate in the area. Long stretches of North-South Streets and major crosstown streets are lined by large, rent controlled, elevator apartment buildings built in the 1920's. These are generally in good condition and house middle and upper income families. The apartment houses along

Central Park West rent at around $100 per room per month; many have become cooperatives in recent years.

The side streets contain brownstones, many of good exterior design, originally built to house one or two families, a large number of these were subsequently divided into small apartments or single rooms. With the influx of low-income Negroes and Puerto Ricans in the late 1940's, as many as 10 people often lived in a single room. The buildings deteriorated rapidly. However, in recent years many brownstones have been renovated by individual owners, private developers and the city for middle-income and low-income tenants. Trees and backyard gardens have been planted and many streets have regained much of their original charm. The proposed project is aesthetically and homogeneous with its surroundings.

Although the upper west side is predominantly a residential area, there is business and industry below 72nd Street.

The West Side plant of the New York Times is on West End Avenue, adjacent to the rail yards. The blocks between West End Avenue and Broadway in the 60's contain several small manufacturing, commercial and warehouse buildings and establishments. Several studios of the American Broad Casting Company are located between Broadway and Central Park West at 66th Street.

Sub-Surface exploration (borings from Wise Houses) revealed rock at approximateley 5 feet. The proposed project is within an R7-2 and C1-9 Zoning District which conforms to current zoning regulations.

The streets serving the site are both minor (West 90th and 91st Street) and major (Columbus Avenue); there are traffic lights at both intersections.

The project will provide on site parking for 20 cars.

Transportation facilities are accessible to project tenants. The Eighth Avenue IND Subway beneath Central Park West and the IRT Broadway - Seventh Avenue line under Broadway serve the District. There are also a Network of Bus Lines running along the Avenues and Crosstown Bus Lines on 86th and 96th Streets.

water, sewer, gas, electric, telephone and garbage collection are all available to to site.

Public safety facilities servicing proposed site:

Fire Stations

Fire Department communications - Manhattan - transverse	West 79th Street
Fire Department Engine 40 Ladder 35	131 Amsterdam Avenue
Fire Department Engine 74 Ladder 25	207 West 77th Street
Fire Department Engine 76 Ladder 22	145 West 100th Street

Police Stations

Police Department mounted squadron 1	150 West 68th Street
Police Station 20th Pct	150 West 68th Street
Police Station 22nd Pct Transverse	West 86th Street
Police Station 24th Pct	151 West 100th Street

HEALTH FACILITIES SERVICING PROPOSED SITE:

Jewish Home and Hospital for the aged	120 West 106th Street
Park West Hospital	170 West 76th Street
Child Health Station -Amsterdam Houses	98 Amsterdam Avenue
Child Health Station-N.Y. Diet Kitchen	632 Columbus Avenue
Dist. Health Center-Riverside	160 West 100th Street

PUBLIC AND PUBLICLY AIDED HOUSING:

There are presently 15 public housing developments either operating, under construction, or proposed in the District having a total of 5,266 dwelling units. Additionally, there are in the same catagories 24 publically - assisted moderate income developments having a total of 10,795 dwelling units. The site is not now, nor will it be subject to serious or chronic nuisances or noises, nor is it near any railroads, water ways or other such hazards.

The site is not within three miles of any airfield and will not be subject to serious aircraft noises.

In the general area of the proposed project the current population is approximately 232,300. Whites constitute 80%, Negroes 12% and the remaining populace is Puerto Rican.

Schools in the upper West Side are newer and less crowded than in most areas of the City. All but three of the 14 public schools were built within the past two decades; the two oldest structures will be replaced by schools to be built by the Educational Construction with new housing projects. P.S. 147, at 89th Street and Columbus Avenue, will replace P.S. 166; P.S. 209, at 97th Street and Columbus Avenue, and P.S. 212, at 101st Street and Amsterdam Avenue, will replace P.S. 179.

Some primary schools are substantially underuitlized; junior high schools operate just at or slightly above capacity. Public school enrollment is divided about equally among White, Negro and Puerto Rican students. The City's first Negro junior high school principal was appointed to a school in the district in 1964. Although average achievement scores are low, many primary children are doing very well.

Brandeis High School, the district's only high school, is severly overcrowded. Its main building has more than 1,000 students above its capacity. Over half its 10th graders read two or more years below grade level and fewer than one-quarter of those graduating receive an academic or commercial diploma an indication that many of its students are ill-equipped for further education or for employment.

Haaren High School, an all boys school directly south of the district, grants general diplomas almost exclusively. It is in an obsolete building, operates far below capacity and will be closed upon completion of Park West High School, scheduled for 1973.

Two high schools now in design will be built on adjacent blocks within the district. Martin Luther King, Jr., scheduled for completion in 1972, will be at Amsterdam Avenue between 65th and 66th Streets and is expected to relieve overcrowding at Brandeis. La Guardia, one block south, will be a consolidation of the High School of Music and Art and the School of performing Arts, with direct pedestrian access to Lincoln Center. It is scheduled for completion in 1973.

A study is being made to determine the feasibility of decking over the Penn Central rail yards extending along the Hudson River from 59th to 72nd Streets. New development here would include two intermediate schools, I.S. 172 and I.S. 196, and a regional athletic field to serve all Manhattan high schools. A shared outdoor recreational facility is needed because of the scarcity of land within the borough. The two intermediate schools would draw students from all of Manhattan's west side. The study may also include proposals for housing and other appropriate uses for the site.

Private and parochial schools in the district have greatly expanded their enrollments and physical plants in the last 10 years. There are many private schools attracting students from all of Manhattan, including Ethical Culture, Columbia Grammar, Franklin, Baldwin, Bentley, Trinity, Collegiate and Walden.

The largest Roman Catholic parochial schools in the District are Saint Gregory's and Holy Name. Jewish parochial schools Hillel Foundation School, Yeshiva Chaim and the day school run by Congregation B'nai Jerhurun.

Groups of parents have for many years tried to obtain improved school facilities and programs, and there has been close cooperation between school administrators and parents of widely varying income levels. A number of community groups recently supported creation of a special decentralized school district composed of I.S. 118 and its four feeder schools.

The proposed project is located in a high density residential area. Typical uses are high-rise apartments, local commercial in designated areas, public and private institutions. Maximum densities from about 247 to about 435 housing units per acre. Equivalent to R8,R9 and R10 zoning.

Shopping areas are more than adequate. Retail stories are scattered throughout the district especially on North-South Avenues.

EMPLOYMENT AND UTILIZATION OF EMPLOYEES AND BUSINESSES IN PROJECT AREA

Executive Orders signed by the Mayor of the City of New York require training in the construction trades for minority workers on all City-funded or assisted construction work. The training program set forth in an agreement among the con-

struction industry, the Labor Council, and the City has been approved by the Federal Government as complying with equal opportunity requirements. Many of the provisions in the agreement are based on the training programs initiated by the Housing Authority in construction projects in the Central Brooklyn Model Cities Area. The Authority will comply with the Mayor's Executive Orders, Presidential Executive Order Number 11246, and the Community Development Administration Letter Number 11.

Authority project managers are encouraged to have maintenance work performed by local contractors. In addition, we have been operating several successful career ladder programs to bring tenants and area residents into its work force.

The on-site tenants have been relocated and have been placed in private or public housing. The buildings have all been demolished. Adequate regional recreational and cultural facilities are available. The main recreational areas for west side residents are the two large bordering parks, Central Park and Riverside Park. They provide a variety of facilities including modern and traditional playgrounds, baseball diamonds, swimming pools, tennis courts, ice skating rings, bicycle and bridle paths and opportunities for boating. Between the two great parks, there are a number of small playgrounds associated with housing developments and schools. Despite the traffic, the Broadway Malls are popular as sitting areas, especially with older residents who may find the distance to park-like areas to great. Lincoln Center, the American Museum of Natural History and its Hayden Planetarium, the Historical Society, along with such major religious and social institutions as the Ethical Culture Society and the West Side Branch of the Young Men's Christian Association, plays a significant role in the community. The upper West Side has received considerable City attention through such programs as the West Side Urban Renewal Project, the Lincoln Square Community action planning program, and the Lincoln-Amsterdam Urban Renewal Program. With the help of such devices as special zoning, dual and mixed use of land and development of air rights, efforts

are being made, with the active participation of the community, to provide sound housing and supporting services for residents of all income levels and to maintain a balance between cultural and residential use of the area.

I. ADVERSE ENVIRONMENTAL EFFECTS

The Authority foresees no adverse influences created by the development of this project.

The development, itself will have no deleterious effect on the environment. We will, in fact, create a better environment in that we shall replace old decripit buildings which pollute the atmosphere with billowing clouds of smoke and soot from their antiquated heating plants and blight the environment with vermin and rats.

The Authority is actively combating air pollution with a program of incinerator upgrading, installation of precipitators and smoke scrubbers in our older developments and a requirement that our newer developments be equipped with compactors and have heating plants designed to use interruptable gas/oil. In all instances the Authority purchases low sulfur oil.

J. ALTERNATIVES

The Authority feels that there are no alternatives to the proposed West Side Urban Renewal Area. The universally recognized scarcity of available vacant land in the Borough of Manhattan and in the City of New York generally, mandates that areas such as the one proposed be revitalized and infused with new housing and ancillary facilities. To shun such areas in favor of developing only outlying sites would be to relegate the inhabitants of these areas to the worst possible housing and environmental conditions with all the evils concomitant to such an existence. In this connection it may be noted that there are presently approximately 135,000 families eligible for public housing who are now on the Authority's waiting lists and many more thousands who urgently require better housing but are not on waiting lists. This development will admittedly better the lives of but a small segment of those who so desperately need new housing but when combined with other like

developments a meaningful contribution can and will be made. It is imperative that sites such as the one proposed be permitted to be developed to provide the needed relocation resources to advance the City's redevelopment plans.

K. SHORT-RUN/ LONG-RUN RELATIONSHIPS

The negative aspects of the short-run relationships in the construction of this project would include the hardship of noise, increased traffic in the area and physical hazards. In order to minimize the physical hazards, the builder is to adhere to all protective measures during construction including a fence around the project. Federal, State, City and Union Safety Requirements will be adhered to. These are however, short-run impingements which, on the completion of construction, will cease. We can forsee no long-run environmental problems engendered by this development. The utilities presently available in the area are considered adequate to service the increased number of units planned.

The principle commitment of resources in this project are land and funding.

NYCHA 072.021-10M 6-55 — [illegible] Co., Inc.

E-1077

TEST BORING LOG

NEW YORK CITY HOUSING AUTHORITY

BORING NO. 5

W. 90TH ST. (PROJECT) HOUSES

CONTRACTOR — Giles Drilling Corp.

BORING LOCATION See Sketch Below

BEGAN 5-8 1959 — 8 P.M. COMPLETED 5-8 1959 — 4 P.M. DURF. ELEV. ____ WATER DEPTH none ELEV. ____

CASING DRIVEN 30 LBS. DROP 18" INCHES. SPOON DRIVEN 140 LBS. DROP 30" INCHES RIG NO. 1

DRILLER — G. NORICK HELPER — S. [illegible]

DEPTH BELOW SURF.	DATE	CLASSIFICATION OF MATERIALS	3½" CASING BLOWS PER FT	2" SPOON BLOWS PER 6"	ELEV. OF STRATA	CLASSIFICATION OF MATERIALS	3½" CASING BLOWS PER FT	2" SPOON BLOWS PER FT
1	5/8/59	0'-0" TO 4'-0"	20					
2			90					
3		MISC. FILL	90					
4			95					
5		4'-0" TO 5'-0"	160	Cas 1				
		SOFT ROCK						
		5'-0" TO 10'-0"						
		DRILLED 5'-0"						
		ER. 3'-10" 13 PCS						
		MICA SCHIST						
		10'-0" TO 15'-0"						
		DRILLED 5'-0"						
		CE PCS.						
		MICA SCHIST						
		Bor. No. 5 Ends @ 15'-0"						

Bor No. 5

181'

14'-6"

W. 91 ST. ST.

COLUMBUS AVE

NOTES: Moved to Bor No. 10.

Samuel [illegible] Jr. Civil INSPECTOR

TEST BORING LOG — NEW YORK CITY HOUSING AUTHORITY — E-1078 — BORING NO. 10

W. 30th ST (PROJECT) HOUSES

Contractor — Giles Drilling Corp

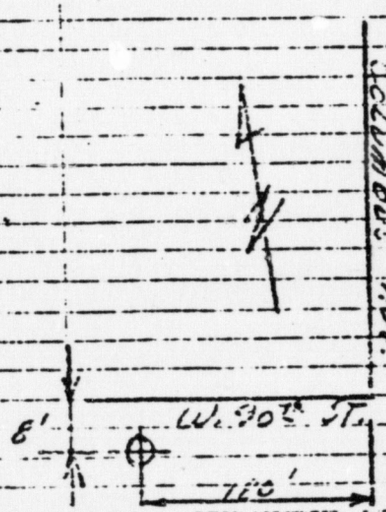
BORING LOCATION — See Sketch Below

BEGAN 5-9 1939 A.M./P.M. COMPLETED 5-8-39 4.05 P.M. SURF. ELEV. ____ WATER DEPTH same ELEV. ____

CASING PER FT. 30 lbs. DROP 18" INCHES. SPOON HAMMER 140 lbs. DROP 30" INCHES RIG. NO. 1

Driller — G. Motticle

DEPTH BELOW SURF.	BLOWS PER FOOT	CLASSIFICATION OF MATERIALS	NO. CASING BLOWS PER FT	SPOON BLOWS PER FT. 0'-2'	SPOON BLOWS PER FT. 2'-4'	SPOON PENETRATION IN INCHES	RECOVERY OF SPOON IN INCHES	CLASSIFICATION OF MATERIALS	NO. CASING BLOWS PER FT	2 SPOONS BLOWS PER FT	2 SPOONS
1		0'-0" TO 3'-0"	26								
2		Misc Fill	30								
3			31								
4		3'-0" TO 5'-0"	60								
5		Soft Rock	150 CAS !								
6		5'-0" TO 10'-0"									
7		Drilled 5'-0"									
8		Cr 2'-9" layers									
9		& fragments									
10		Mica schist									
11		10'-0" TO 15'-0"									
12		Drilled 5'-0"									
13		Cr 4'-9"									
14		Mica Schist									
15											
16		Bor. Pic. Ends @ 15'-0"									



Bor. No 10

NOTES: Moved to Bor. No. 9

Samuel Fleming Jr. INSPECTOR

E-1079

Undeveloped Areas | Developed Areas

- Parks and Playgrounds
- Publicly Aided Housing
- (P) ——— Public Housing
- [illegible] — Under Construction
- [illegible] ——— Approved, not funded
- Historic District
- City Owned Vacant Land
- Social Services
- Public School
- Parochial or Private School
- College
- Hospital
- Police Precinct Station
- Fire Station
- Local Subway Station
- Express Subway Station
- Municipal Parking Facility
- Other Facilities
- Urban Renewal Area

Scheduled Improvements

In Capital Budget

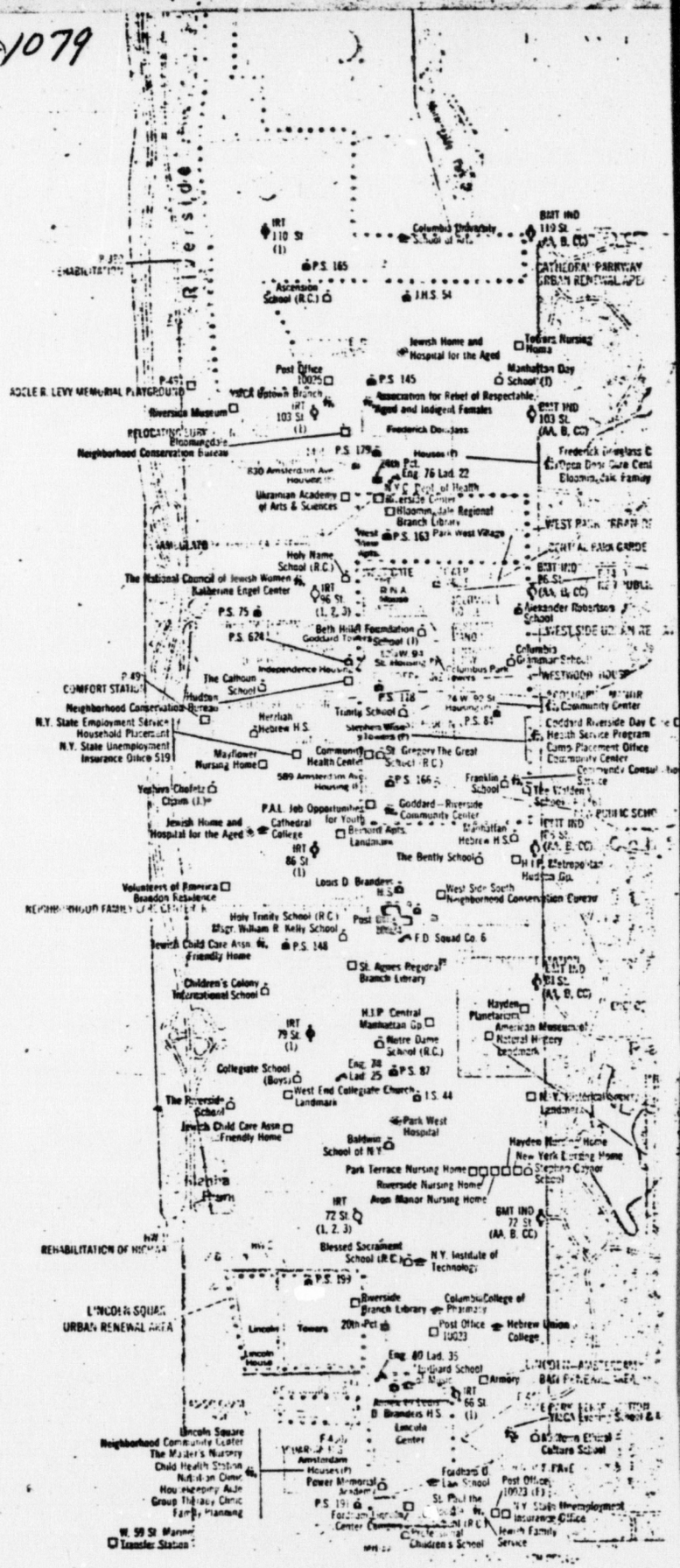
E-1317 — P.S. 156
*Modernization

In 5 Year Capital Improvement Plan

*[illegible]
Park Development

Location for the following Capital Budget Projects to be determined by the Site Selection Board:

-134	FIRE HOUSE FOR ENGINE COMPANY 74 AND LADDER COMPANY 25	$[illegible]
1301	NEW IS 172	$[illegible]



E-1080

DEFENDANTS EXHIBIT F - B. OF EST. RES. SETTING FOURTH "MIN. NO. OF DWELLING UNITS ETC."

△F

BOARD OF ESTIMATE
CITY OF NEW YORK

(Cal. No. 4-B)

Resolved, By the Board of Estimate that the Housing and Redevelopment Board is hereby directed to provide, as it has stated it can, in the redevelopment of the West Side Urban Renewal Area for a minimum number of dwelling units for families of low income in accordance with the following schedule:

	Units	
Conventional Public Housing		
Constructed & Occupied		
Wise Towers	399	
120 W. 94th St.	70	
74 W. 92d St.	168	
589 Amsterdam Avenue	158	
830 Amsterdam Avenue	159	
Rehabs. (48-54 W. 94th St.)	40	
		994
Under Construction—36 Brownstones		236
In Planning—Public School 193 site		223
Total Public Housing		1,453
Other Low Income Housing		
Leased units from New York City Housing Authority	400	
Minimum skewed units in cooperative	400	
Minimum units from State Capital Grant Program	306	
		1,106
Low Income Grand Total		2,559

A true copy of resolution adopted by the Board of Estimate on **DECEMBER 9, 1966.**

Ruth W. Whaley

Secretary.

E-1081

DEFENDANTS EXHIBIT G - SCHEDULE OF UNITS IN WSUR SITES

STATUS OF REDEVELOPMENT SITES IN THE WEST SIDE URBAN RENEWAL AREA

△G

SUMMARY

	Total Units	Total Low-Income Units	Total Moderate/Middle-Income Units
PROJECTS COMPLETED:	4,720	1,660	3,060
PROJECTS UNDER CONSTRUCTION:	457	137	320
PROJECTS IN PLANNING:	2,104	1,933	1,171
	7,201	2730	

Source: Housing & Development Administration
Office of Manhattan Development

Date: October 1973

STATUS OF REDEVELOPMENT SITES IN THE WEST SIDE URBAN RENEWAL AREA

I. PROJECTS COMPLETED:

Site	Project	Rental or Co-op	Financing Program	Total Units	Low-Income Units	Moderate/Middle-Income Units	Completion Date
1,2,&3	Westgate Apts.	Rental	State M-L Capital Grant	417	80	337	Jan. 1969
5	Tower West	Rental	City M-L Leased Public Housing	216	60	156	Oct. 1972
6	Central Park Gardens	Rental	State M-L Capital Grant	247	45	202	Oct. 1969
7	New Amsterdam House	Rental	City M-L Leased Public Housing	228	53	175	Oct. 1972
8	RNA House	Co-op	City M-L Skewed Rental	207	41	166	April 1967
10	Columbus House	Rental	City M-L Leased Public Housing	248	72	176	Oct. 1970
11	Goddard River-side	Co-op	City M-L Skewed Rental	193	38	155	May 1967
12	Jefferson Towers	Co-op	City M-L Skewed Rental	189	38	151	Oct. 1968
13	West Side Manor	Rental	City M-L Capital Grant	245	49	196	Nov. 1968
14	Independence House	Rental	City M-L Capital Grant	120	24	96	April 1967
15	120 West 94th Street	Rental	Federal Public Housing	70	70	--	May 1965
16	Columbus Park Apts.	Co-op	City M-L Skewed Rental	161	32	129	April 1967
17	Strycker's Bay Apts.	Co-op	City M-L Skewed Rental	235	46	189	March 1967
20	Leader House	Rental	City M-L FHA 236 Leased Public Housing	279	84	195	August 1972
21	Columbus Manor	Rental	City M-L FHA 236 Leased Public Housing	202	61	141	June 1971

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PROJECTS COMPLETED (cont.):

Site	Project	Rental or Co-op	Financing Program	Total Units	Low-Income Units	Moderate/Middle-Income Units	Completion Date
22	Westwood House	Rental	City M-L FHA 236 Leased Public Housing	123	35	88	June 1971
24	Trinity House	Rental	City M-L Leased Public Housing	199	57	142	Dec. 1969
25	74 West 92nd Street	Rental	Federal Public Housing	168	168	--	Sept. 1965
*27	Town House West	Rental	City M-L Leased Public Housing	48	14	34	Oct. 1973
29	Stephen Wise Towers	Rental	State Public Housing	399	399	--	Jan. 1965
31	St. Martin's Tower	Co-op	City M-L Capital Grant	179	20	159	March 1971
36	Turin House	Co-op	FHA 221(d)(3) Federal Rent Supplement	189	16	173	Dec. 1971
38	589 Amsterdam Ave.	Rental	Federal Public Housing	158	158	--	Aug. 1965

*Completion of construction anticipated by or before November 1, 1973.

Total Units Completed: 4,720

Total Low-Income Units: 1,660

Total Moderate/Middle-Income Units: 3,060

E-1083

PROJECTS UNDER CONSTRUCTION:

Site	Project	Rental or Co-op	Financing Program	Total Units	Low-Income Units	Moderate/Middle-Income Units	Estimated Completion Date
28	Heywood Broun Tower	Co-op	City M-L FHA 236	188	56	132	Winter 1974
*43	Glenn Gardens	Rental	City M-L FHA 236	269	81	188	Spring 1975

*Start of construction anticipated by or before November 1, 1973.

Total Units Under Construction: 457

Total Low-Income Units: 137

Total Moderate/Middle-Income Units: 320

E-1084

E-1085

...JECTS IN PLANNING:

SITE	SPONSOR OR PROJECT NAME	RENTAL OR CO-OP	FINANCING PROGRAM	TOTAL UNITS	LOW-INCOME UNITS	MODERATE/MIDDLE-INCOME UNITS	ESTIMATED COMPLETION DATE
4	E.C.F. (Felt Houses)	Rental	Federal Public Housing	270	270	---------	Winter 1974
9	Urban Associates	Rental	City Mitchell-Lama FHA 236 Leased Public Housing	212	64	148	Spring 1975
23	Rappaport & Cohen	Rental	City M-L / FHA 236 Leased Public Housing	100 (80)	24	56	----------
30	Lefrak (West Side Rehab Corp.)	Rental	Federal Public Housing	160	160	---------	Spring 1975
32	Harlem Neighborhood Associates (H.A.N.A.)	Rental	City M-L / FHA 236 Leased Public Housing	242	73	169	Fall 1976
35	Congress of Puerto Rican Hometowns & Kurt Walter (Congress Village)	Rental	City M-L / FHA 236 Leased Public Housing	353	106	247	----------
40	E.C.F.	Rental	City M-L / FHA 236 Leased Public Housing	217	65	152	Fall 1976
41	Landau & Ja...	Rental	City M-L / FHA 236 Leased Public Housing	247	74	173	Fall 1975
44	West Side Housing Co.	Rental	City M-L / FHA 236 Leased Public Housing	217	65	152	Fall 1976
45-46	St. Dumitru Church	Rental	City M-L / FHA 236 Leased Public Housing	150 (106)	32	74	----------

TOTAL UNITS IN PLANNING: 2,104

TOTAL LOW-INCOME UNITS: 933

TOTAL MODERATE/MIDDLE-INCOME UNITS: 1,171

DEFENDANTS EXHIBIT H - COPY DATED JUNE 21, 1962 E-1086

Terry Perger

COPY

FOR IMMEDIATE RELEASE
THURSDAY, JUNE 21, 1962

CITY OF NEW YORK
OFFICE OF THE MAYOR

Mayor Wagner today announced for himself and Borough President Dudley that in anticipation of imminent action on the West Side Renewal Plan by the Board of Estimate, he had issued a broad directive to the City housing agencies instructing that adjustments be made in carrying out the plan to increase the amount of both middle-income and low-income housing at the expense of so-called "luxury" units (fully taxpaying) provided under the Plan.

Mayor Wagner said he had worked out the details of the order with Borough President Edward R. Dudley.

New low-cost housing units within the twenty-block urban renewal area are to be increased from 1,000 to 2,500 under the terms of the Mayor's directive.

Seven hundred units of middle-income housing will be added (for a new total of 4,900) in place of 800 units of fully tax-paying housing, reducing the number of new fully tax-paying units to 2,000. (over 500 of new middle-income units replacing fully tax-paying units are scheduled for construction in Stage I of the Plan.)

A substantial number of the new low-income units are to be located in middle-income housing projects through an arrangement whereby a certain percentage (20 percent, according to Mayor Wagner's directive) of the units in such middle-income projects will be set aside for low-income families at rents of approximately $18 per month per room. This will be achieved through so-called rent "skewering". It will be the first time such a combination has been undertaken in New York City housing projects--although it borrows from the experience in housing projects in the Scandinavian countries.

The Mayor also directed the Bureau of Relocation to include in all relocation contracts a summary cancellation provision to be invoked if the City is not satisfied that relocation is being satisfactorily handled; in case of cancellation, the City will assume the relocation responsibility contracted for.

(The West Side Urban Renewal area is a twenty-block area running from Central Park West to Amsterdam Avenue, between 87th

The original West Side Plan provided for only 400 units of low-rent housing, but after its submission, the Board of Estimate directed that this number be increased to 1,000. The Plan as it will be considered by the Board tomorrow provides for 1,000 low-rent units. Its subsequent adjustment by order of the Mayor is pursuant to the Mayor's review of the recent hearings held by the City Planning Commission and the briefs submitted informally to him by many citizens' groups, including representatives of the Puerto Rican community. The implementation of the Mayor's directive is to be entrusted to the Executive Committee of the Housing Policy Board which had, at the Mayor's urgent instruction this week, submitted a confidential summary of possible adjustments which could be made without delaying the execution of the Plan.

The additional 1500 low-income units (plus the 1,000 already provided) will be made up as follows:

The number of low-income units in middle-income projects will be set at 1,010.

The abandoned P.S. 93 at West 93rd and Amsterdam is to be used for public housing and will provide 210 additional units.

To bring the total up to 2,500, a number of brownstones are to be rehabilitated by the New York City Housing Authority for use as public housing - approximately 280 dwelling units.

In addition to the 2,500 within the site area, the New York City Housing Authority has agreed to give priority to families relocated from the West Side Urban Renewal areas for apartments in the Douglass Houses Extension, at 100th Street and Amsterdam Avenue, and in the new public housing project at 830 Amsterdam Avenue. It is estimated that this will provide an additional 285 low-rent apartments. Additional low-income units for which relocatees from the West Side will have priority will be available from turnover in other public housing projects on the West Side.

To make available the additional middle-income units referred to, the Mayor directed that two sites, scheduled to be cleared in Stage I of the Plan, now designated for fully tax-paying projects, should be made available for middle-income Mitchell-Lama housing. These two sites will provide for approximately 500 units.

E-1088

In addition, the Mayor directed the Housing and Redevelopment Board to require the sponsor of the Title I West Park Project at 97th and Central Park West, immediately adjacent to the West Side Urban Renewal area, to construct a Mitchell-Lama middle-income apartment building on a remaining vacant site, instead of another fully tax-paying project which the sponsor had been planning to build there.

Finally, one more projected fully tax-paying apartment is to be converted to middle-income housing, eliminating 215 such units and providing instead 200, of which 80 percent will be middle income and 20 percent will be low income.

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E-1089

DEFENDANTS EXHIBIT I - CITY PLANNING
COMMISSION NEWSLETTER - JULY/AUGUST 1962

GOVERNMENT

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 23 19[illegible]

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E-1090

FOR RELEASE Aug 13 62

Newsletter

DEPARTMENT OF CITY PLANNING
2 LAFAYETTE STREET, NEW YORK 7, NEW YORK

JULY-AUGUST 1962

URBAN RENEWAL'S NEW LOOK

Final plans for the first two projects incorporating the City's new approaches and techniques in renewing deteriorating neighborhoods were approved last month by the Board of Estimate.

The two large-scale developments, the West Side Urban Renewal Area in Manhattan and Cadman Plaza in Brooklyn, will provide a total of nearly 8,900 new apartments, with approximately 75 per cent of them in fully subsidized or publicly-assisted low- and middle-income housing. A variety of building types are planned, from sleek residential towers to four-story garden apartments and town houses.

In addition, the provision of on-site public housing and rehabilitation of many brownstones and conservation of a number of fine elevator buildings overlooking Central Park on the West Side, and the pedestrian shopping mall and conversion of a factory for combined studio and residence quarters for artists in Cadman Plaza, mark important urban renewal firsts.

The blueprints for these developments were evolved over a transitional period in the City's housing and renewal experience. They reflect the increased emphasis which has been placed on the consideration of both the physical and social impact of renewal. They represent major departures from previous renewal actions — in the nature of the actions proposed, and in the architectural concepts involved in their implementation.

With the proposed mixture of building types in both areas and the concomitant wide range of rentals and carrying charges, the plans strike a meaningful balance between physical diversity and sound economic integration. Drawn with maximum community participation, the plans reflect the specific contributions of local civic groups and other representatives of the community.

Both plans also evidence the City's broadened approach to renewal in the provision of landscaped plazas and terraced sitting and recreational areas. Special street treatment to create desirable traffic patterns and prevent congestion is provided for, as are off-street and underground parking facilities. The plans also assure that there will be adequate commercial, service and community facilities conveniently located to serve the needs of the local residents.

West Side Urban Renewal Area

The plan to renew this 20-block area of Manhattan's West Side, bounded by 87th and 97th Streets, Amsterdam Avenue and Central Park West, signals the City's first attempt to rescue a neighborhood from blight by applying a full range of renewal techniques, including a major effort to preserve the existing stock of basically sound housing through rehabilitation and conservation.

The $180 million final plan embraces approximately 14,650 apartments, nearly 45 per cent involving conservation and rehabilitation, and the remaining 55 per cent to be provided through new construction. Nearly 75 per cent of the 7,910 new units will be available at low or middle-income rates.

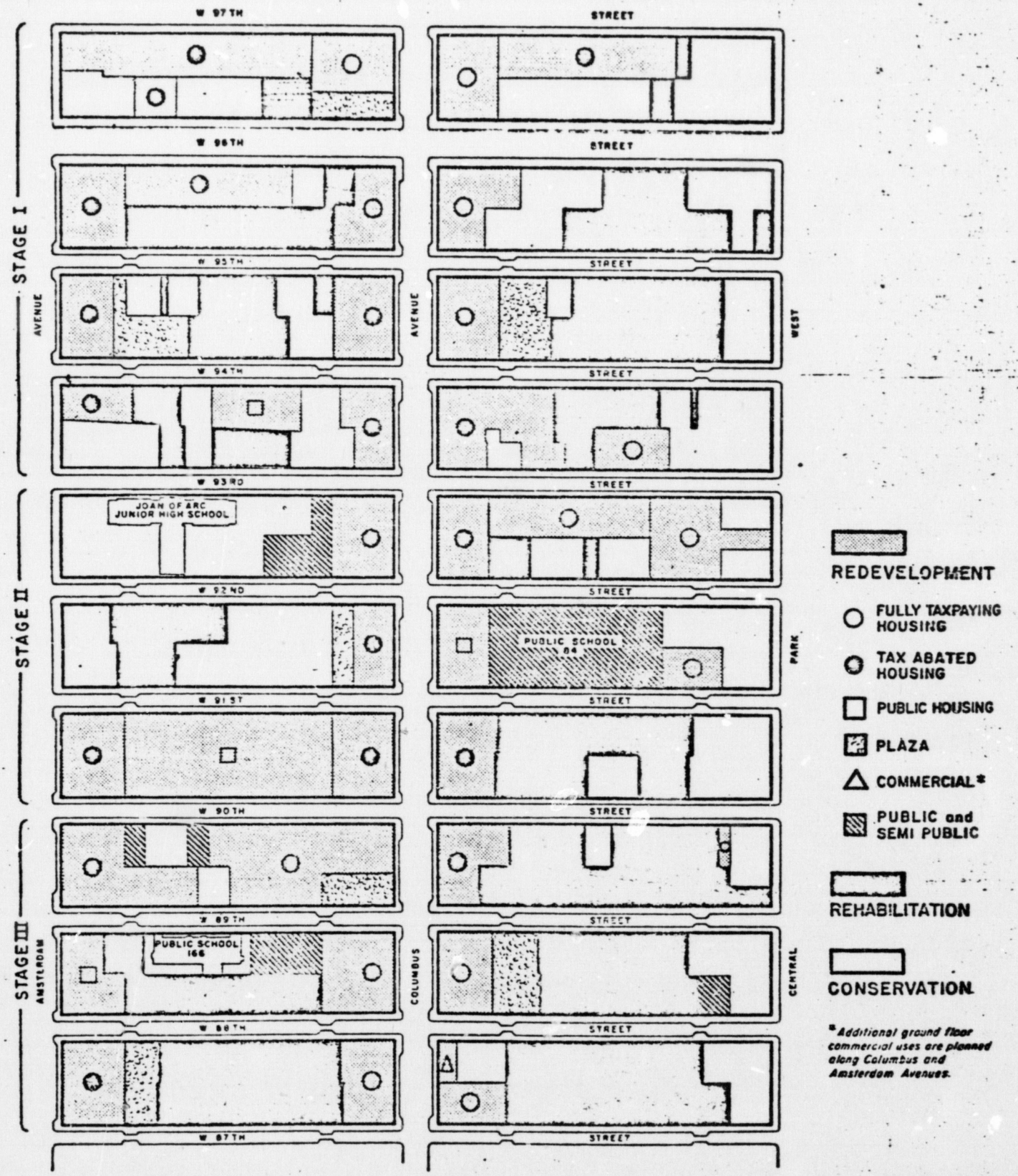
Renewal of the area will yield:

- A minimum of 2,500 units of low-rent housing. 1,010 of these units will be in newly-constructed public housing. Rentals and carrying charges in publicly-aided developments will be skewed so that 20 per cent of all such units can be made available at $18 per room. In this manner an additional 980 units of low-income housing will be furnished. The remaining low-income units will come from a 200-unit project to be built on the site of Public School 93 at 93rd Street and Amsterdam Avenue, the skewed-rent portion of the Limited-Profit project to be constructed on the one remaining site of Park West Village just north of the urban renewal area, and from rehabilitated brownstones.
- 3,920 units will be in new middle-income apartment houses (excluding the 980 skewed-rental units referred to above). These will range from $20-$30 per room. The wide rental range in these new buildings not only assures economic integration within the renewal area, but within individual projects as well.
- 2,000 units of privately built and financed, fully taxpaying housing. Rentals, currently estimated at approximately $50 per room, will vary according to the requirements of the market. The proportion of fully taxpaying units was reduced from two-thirds of all new units as proposed in the preliminary plan, to one-quarter in the final plan.

Implementation of the plan will take place in three stages, to provide temporary relocation resources within the urban renewal area, and to permit the City to more effectively concentrate its services to the particular needs of site tenants. The first stage runs from 97th to 93rd Streets, the second from 93rd to 90th Streets, and the third covers the three blocks south to 87th Street.

According to the present timetable, work in stage one will begin in the fall, with work in stage two beginning only after the relocation of tenants in stage one has been completed. Work in stage three is scheduled to start some 18 months thereafter. However, the City will

E-1091



WEST SIDE URBAN RENEWAL AREA SITE PLAN

E-1092

take title to all redevelopment parcels at the same time, to make certain that living standards and services are maintained, and to prevent the cost of acquisition from rising in the later stages due to improvements in stage one.

Sponsors for redevelopment parcels will, for the first time, be chosen on an individual basis. Preliminary plans filed by tentative sponsors for stage one redevelopment parcels are indicative of the high level of architectural invention that this arrangement is likely to stimulate.

Because of the substantial dislocation inherent in the redevelopment and rehabilitation of the many overcrowded structures in the area, special care has been given to the formulation of a relocation program that is responsive to the needs of those who will require rehousing. Thus, all sponsors will be required to engage City-approved relocation agents who will work under the direct supervision of social workers, administrators and investigators from the City's official relocation agency. To insure that the program is geared to the requirements of the residents, a Citizen's Relocation Advisory Board will be set up consisting of eleven members to be elected by the community. The Board will act as a direct liaison between site tenants, the City and the relocation agents, and oversee the entire relocation process.

Special care has also been given to meet the needs of businesses in the area. Commercial as well as residential relocation will be eased because of the staged development procedure. In addition, for the first time temporary commercial relocation resources will be provided within the renewal framework by means of "checkerboard" redevelopment. In stage one, the west side of Columbus Avenue between 95th and 97th Streets has been set aside for commercial tenants. Demolition of this area will not begin until new stores have been completed. In this manner, tenants who wish to remain will be able to continue operating in the same general area.

A host of new physical improvements are planned that will serve both the residents and businesses in the area. Among these are the indented parking bays along Columbus and Amsterdam Avenues. In addition, sidewalks will be broadened and shade trees planted. Pedestrians will find that the new small plazas and landscaped sitting places increase the area's "walkability."

The plan also calls for a special street treatment to channel the flow of traffic through main east-west arteries, while limiting access to the other streets to preserve their residential character. Thus 90th and 93rd Streets will be widened, and 96th Street will be repaved. Near intersections, the other streets traversing the renewal area will be narrowed and surfaced with colorful brick or stones.

Several improvements involved in the implementation of the plan have already been initiated by various City agencies. Families will be moving into the first rehabilitated apartments in the demonstration rehabilitation project, located in stage one, early in September. Work has begun on four public housing projects, and Public School 84, between Central Park West, Columbus Avenue, 91st and 92nd Streets, is set to open in the fall. The area's educational needs will also be served by the new West Side High School to be constructed in the near future at 84th Street between Columbus and Amsterdam Avenues.

Early work in the demonstration rehabilitation area has provided the necessary experience to establish guidelines and standards for the remaining rehabilitation projects throughout the area. Basically, owners will have the option of undertaking the rehabilitation of their structures as prescribed by the City, or of selling their buildings to the City for resale to a developer willing to perform the required work. The Housing and Redevelopment Board will help property owners to apply for FHA loan and mortgage assistance, as well as assist them to receive tax abatement as allowed under the City Administrative Code. This agency will also provide architectural consultants, help to relocate tenants and supervise the overall work to make certain that proper standards are maintained.

Little residential construction of any consequence has taken place in the urban renewal area in the past three decades. This plan represents a bold attempt to capitalize on the full potential of the area and restore it to its former place as one of the City's pre-eminent residential neighborhoods. It is expected to have a far-reaching effect in the revitalization of the entire West Side.

The desirability of such action was evident when, in 1958, the Planning Commission recommended that the area be improved employing a full complement of renewal techniques. The Urban Renewal Board, headed by James Felt, Chairman of the City Planning Commission, was created to carry out the Commission's recommendations. The Housing and Redevelopment Board, created in 1960 in a move to consolidate the administration of the City's housing and renewal programs, took over responsibility for preparing a final West Side plan based on the preliminary plan advanced by the Urban Renewal Board.

This final plan was approved by the Planning Commission on May 29 of this year and by the Board of Estimate on June 26. Final contractual arrangements with the federal government are pending and the plan should become operational in September. The long-range timetable calls for its completion in approximately seven years.

Cadman Plaza

The seven-acre Cadman Plaza tract, adjacent to Brooklyn Heights, is to be redeveloped with a sweeping combination of government aids to serve a spectrum of income ranges. The renewal plan for the area, bounded in general by Fulton, Henry, Clark and Clinton Streets, calls for 980 cooperative apartments with carrying charges estimated from $26 to $45 per room.

E-1093

DEFENDANTS EXHIBIT J - HDA PRESS
RELEASE - MAY 28, 1971

Housing and Development Administration

D Exh J

JOSEPH POLSER, DIRECTOR PUBLIC AFFAIRS, 566-4440

. . . news

32-71

FOR A.M. RELEASE
FRIDAY, MAY 28, 1971

Housing and Development Administrator Albert A. Walsh announced today the completion of plans for the third and final phase of the West Side Urban Renewal Area.

Containing sites on which over 2,000 apartments will be built, the third phase will bring to a close the most ambitious urban renewal plan in the history of the nation -- 11,000 new and rehabilitated apartments.

Of the 2,098 apartments to be built on the remaining sites, 946 will be low-income, 1,117 moderate-income with federal subsidies under Section 236, and 35 conventional Mitchell-Lama. In addition, until at least eighteen months from now three sites will be used where possible as temporary relocation holding sites for West Side tenants and others on the relocation workload in need of emergency housing.

Administrator Walsh said:

"The final phase now being implemented reflects a careful reassessment of

current community housing needs. It fully considers the major changes in all public programs available to finance residential construction and it reflects the diverse views and opinions expressed by West Side organizations in numerous meetings during the last few months.

"Since the inception of the West Side plan, the cost of housing has escalated well beyond the original projection. In the city Mitchell-Lama program, the $30/room/mo ceiling of the early Sixties has more than doubled. Yet family income in the West Side has decidely not kept pace. The third phase now being implemented reflects these conditions.

"The West Side Area is often cited nationally as a prime example of the constructive use of urban renewal to achieve an exciting, varied and ethnically and economically integrated community. This last phase is being implemented in that spirit."

E-1094

Regarding squatters, Administrator Walsh said that Site 30 residents must vacate by June 30, 1971, and that they will be offered another on-site apartment. They must sign a rental agreement for the new apartment and begin to pay rent by July1, 1971, or be evicted. Squatters on other than Site 30, must sign a rental agreement by June 15 and begin to pay rent by July 1st or be evicted, Administrator Walsh said. "Any new squatters will be evicted forthwith," he added.

The 20-square block West Side Urban Renewal Area is bounded by West 87th Street, Central Park West, West 97th Street and Amsterdam Avenue.

Since the program's inception in 1963, 1,352 low-income and 1,904 moderate-middle-income units have been completed and about 2,500 units have been rehabilitated. In addition, there are currently 358 low-income units and 1,058 moderate-middle-income units now in construction. Ultimately, 2,850 low-income and 4,567 moderate-middle-income units will have been newly constructed, and 276 low-income and 3,350 moderate-middle-income units will have been rehabilitated.

Actual construction in the third phase is expected to begin this summer, with Site 30 leading the way. The Lefrak Organization, which was originally scheduled to build a Mitchell-Lama project on the site, will undertake construction of a 160-unit "turnkey" public housing project, which has already been approved by chairman Simeon Golar of the New York City Housing Authority.

The start of construction of a Mitchell-Lama project on Site 27 is also scheduled for this summer. Townhouse West Associates will construct 48 city Mitchell-Lama units on that site, located on the south side of West 91 Street, between Central Park West and Columbus Avenue.

The remaining sites will begin construction within eighteen months. Except

for Site 4, which will contain a public housing project, all the sites will house city Mitchell-Lama projects with federal subsidies under Section 236 of the National Housing Act, and 30% of the apartments in those projects will be rented to families of low-income.

Full relocation assistance will be available to all legal tenants who must be displaced as a result of construction on a renewal site. Such families will have a first priority right for housing under construction within the renewal area. The effectiveness of this policy is demonstrated by the fact that approximately 300 families who reside now or formerly resided within West Side construction sites will move into two buildings ready for occupancy next month.

Additionally, there are families which required emergency housing and were permitted to temporarily occupy buildings which will be be scheduled for demolition. Efforts will be made to move these families to other buildings within the renewal site, whenever possible.

At the conclusion of the third phase, it is fully expected that permanent new or rehabilitated apartments will be available for all legal site tenants who choose to remain within the area's boundaries. In instances where such apartments can be produced in a timely fashion and where no other suitable rehousing resource is available, an apartment will be prepared within sites 35, 45, 46, or 23 to house the family until the permanent apartment is completed.

A list of the sites, followed by the sponsors and the number of units to be constructed, follows:

Site 30, west side of Columbus Avenue, from West 90 through West 81 Streets. Lefrak Organization. 160.

Site 27, south side of West 91 Street, between Central Park West and Columbus Avenue. Townhouse West Associates. 48.

Site 43, east side of Amsterdam Avenue, from West 87 through West 88 Streets. Cafeteria Employees Local 302. 240.

Site 28, east side of Amsterdam Avenue, from West 90 through West 91 Streets. Newspaper Guild of New York. 188.

Site 40, west side of Columbus Avenue, from West 88 through West 89 Streets. Education Construction Fund. 261.

Site 9, west side of Columbus Avenue, from West 95 through West 96 Streets.

Urban Associates. 190.

Site 41, east side of Columbus Avenue, from West 88 through West 89 Streets.

Samuel J. Landau. 260.

Site 4, west side of Columbus Avenue, from West 96 through West 97 Streets.

Education Construction Fund. 297.

Site 32, east side of Amsterdam Avenue, from West 89 to West 90 Streets.

Harlem Neighborhood Association. 239.

Site 44, west side of Columbus Avenue, from West 87 through West 88 Streets.

West Side Housing Company. 215.

The following sites will be used as temporary relocation holding sites for Wes

Side tenants and families in need of emergency housing:

E-1096

Site 35, west side of Columbus Avenue, between West 89 and West 90 Streets. Currently 79 existing units. 348 units planned.

Sites 45-46, east side of Columbus Avenue, between West 87 and West 88 Streets. Currently 40 existing units.

Site 23, West 92 and West 93 Streets, between Central Park West and Columbus Avenue. Currently 104 existing units.

All three of the last-named sites are planned for city Mitchell-Lama projects with federal subsidies under Section 236, but the last two are being considered alternatively for rehabilitation of the present housing.

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E-1097

DEFENDANTS EXHIBIT K - ATTENDANCE RECORD
CONTINUE MEETING OCTOBER 26, 1970

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 29 '1

K

Attendance
Fourth meeting
SNC - 10/26/70

Ella Dowdy	SNC
Roberta Gratz	Continue
Edward Silverman	CONTINUE
Susan B. Free	Continue
Jerry Free	"
Alice Field	SBNC
Delphine McMillan	SBNC.
[illegible]	SBNC
Arthur C. Logan	CONTINUE
Walter Hess	SBNC.
Doris Rosenbaum	SBNC
Kallie Corbin ?	Continue

E-1098

DEFENDANTS EXHIBIT L - CONTINUE
LETTER NOVEMBER 12, 1970

CONTINUE

Arthur C. Logan, M.D., Chairman

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIRONMENT

November 12, 1970

Dear Continue Member:

Enclosed is a copy of HDA statements released Oct. 29. It is obvious that our voice is finally being heard.

In contrast to the first HDA "preliminary" proposal released in early September, the latest statements make no immediate call for new public housing, offer no immediate concessions to Operation Nove-in families, but make a firm commitment to deal with them as part of the citywide emergency housing load with no priority given them for permanent housing in this area, and make a furtner commitment to proceed with construction on sites as quickly as plans and financing become available. All these points are in full agreement with Continue's proposals.

The major reason for HDA's revised position has been because of your activity in showing the city "we give a damn," by your writing letters and telegrams, and in your supporting Continue by being at its meetings and demonstration.

On short term issues, the report shows positive results. We will maintain our vigilance in seeing that HDA follows through on these policies.

On long term issues, such as sito replanning and the remaining threat of more public housing, the HDA pronouncements are less than informative. It is this area that still requires our continued urgent attention.

To realize just how far we have come, it should be remembered that the September response by HDA to the Coalition's demands immediately turned three sites into full public housing.

On Friday, Oct. 23, we met with Deputy Mayor Richard Aurelio. We had sought this meeting for quite some time. The date was originally made by his office for Tuesday, Oct. 27, and was then hurriedly advanced to the Friday prior to our demonstration.

Administrator Walsh and Commissioner Hazen were also present at this meeting. It was basically an information meeting during which Continue had its first opportunity to elaborate on our concerns directly to the office of the Mayor. We hope that our problems will be more thoroughly dealt with by the Mayor now that the election is over. We made our position clear and that is an important first step.

We believe it was the first occasion that Aurelio heard first hand about the unsatisfactory handling of the WSUR area by Walsh and Hazen. After months of delay, release of the HDA statements followed our meeting with Aurelio by two weeks.

165 West 91st St.
New York, N.Y. 10024

E-1099

After our membership meeting of Oct. 15, we initiated a meeting of the executive boards of Continue and the Strycker's Bay Neighborhood Council. Our first meeting took place two days prior to the SBNC general meeting of Oct. 28 and turned out more fruitfully than either side anticipated.

The reasoning behind that meeting was simple. Both groups saw the community being increasingly divided by rumor, cross-accusations, misunderstandings of positions and a general, unnecessary lack of communication. We met to explore the possibility that areas of agreement do exist--without ignoring the large areas of disagreement. It was felt that if those areas of agreement could be publicly established and clarified, this would at least cool community tempers and foster an atmosphere in which perhaps a machinery for communication and hammering out of differences could be constructively established. At the very least, we felt we could agree to disagree without fear of reprisal. It had, at that point, become painfully clear that the atmosphere of divisiveness could only lead to destruction of all that is good in this community and if not reversed, could give the city a perfect excuse to cop out on the whole program and say "To Hell With All of You."

The memorandum of understanding achieved at that first meeting included the following points:

"1. The HDA must be required to place ads in all appropriate newspapers notifying former relocatees of the West Side Urban Renewal Area of their priority to return to new housing in the area. The purpose of these ads is to be able to determine how many off-site tenants wish to return to the neighborhood. The cut-off date in terms of replanning will be two months from the time the ads are published.

2. The land and the present buildings still remaining on site are our mo important resources. These cannot be given up for redevelopment until ther is a master plan.

3. The master plan must include an allocation of land for community facilities.

4. There should be no evictions or demolition until there are guarantees of tools to provide truly moderate income housing, e.g. 236 subsidy or its equivalent, with 30% low income units.

5. Rehabilitation - Continue agrees to investigate the possibility of rehabilitation, particularly as it relates to site 23."

For those of you who were at the SBNC general meeting Oct. 28, you know tha we moved to table a vote on the acceptance or rejection of SBNC's own proposal. We sought this postponement because we felt that the new atmosphere of communication between different groups was improving but that more meetings and discussion were needed before any new proposals were made

The outcome of that meeting was really not crucial to our ultimate purposes Continue is an autonomous organization which does not belong to SBNC and votes at a SBNC meeting do not influence or affect our position. We're continuing to hold meetings with the SBNC executive board and hope to broad those meetings to include other organizations in the area. None of this in any way affects our efforts in terms of pressuring the city to agree wit our own position. The important point to note is that we have turned the corner within the community and are at least talking with one another on a formal and informal basis. This can only have positive effects.

E-1100

In reference to the memorandum, it should be understood that the position o Continue has always been that the WSURA's legal relocatees will be housed in the area. (There are now approximately 900 of these families who have asked to be rehoused in this area.)

The position of Continue has always been that by far the most desirable housing for the area is Mitchell/Lama/236 with 30% leased public housing units. While SBNC agrees with this, they feel we can not get the financing for such housing. We feel with enough pressure we can. The idea of having economically integrated housing within a renovated existing building, instead of using it as solid public housing, was the basis for our agreeing to explore this procedure as a possibility. We frankly see this only as an alternative to public housing if funds for the new high buildings are definitely not available.

We congratulate everyone on the turnout for our Gracie Mansion rally. In every way it was a resounding success. To get more than 100 at any such rally (we had over 250) is considered phenomenal. Our press coverage was more than satisfactory and we can look forward to further coverage initiate by that event. City Hall and HDA took due note of our attendance and realized finally that we are a force that must be reckoned with and talked to rather than substantially ignored as had been the case.

The turnout of over 300 people to our membership meeting at Columbia Gramma School (there were many more who could not gain access) was equally gratifying. It showed quite well that our membership and community support is diversified and substantial.

Our letter writing campaign has also finally shown some results. Answers, satisfactory or not, have finally been coming forth in great numbers starti at about the same time as our Oct. 15 meeting. More important, this campaign has clearly had an effect on HDA and the Mayor's office.

Our position, however, is still understood wrongly by many in the community who feel it has been presented as one which is only concerned with economic and only wanting luxury housing. In short, one that is not aware of the needs of the poor. We have in formation a speakers bureau--for which we need further volunteers--of people who will be available for small meetings within the community. More people are needed to clearly communicate our goals to the community in small groups and large.

We need your help in getting organized on a more thorough building to build ing, block to block basis. We need to augment our membership by personal contact on a small group (e.g. kaffee klatch) basis. We need volunteers to maintain our organization so that future plans can be carried out expeditiously.

We need new letters written by individuals to HDA and the Mayor: 1) Thankin Aurelio for his meeting with us, expressing appreciation for hearing our point of view; 2) Letters acknowledging that HDA's Oct. 24 statement is a positive one; 3) Letters to HDA expressing our desire for further meetings with them to get down to more specific sites and a master plan.

E-1101

Be assured that we are continuing to press for meetings with individuals and organizations that can be helpful to our point of view. This includes Rep. Ryan, HUD and FHA officials, Gov. Rockefeller and state housing officials.

May we conclude by soliciting your continued suggestions and assuring you that we will communicate any new developments as rapidly as possible.

Arthur Logan
Roberta Gratz
Jerry Fine

Arthur Logan, Chairman
Roberta Gratz, co-Chairman
Jerry Fine, co-Chairman

P.S. The official Continue phone number is 724-1079 and the address is 165 W. 91st Street.

E-1102

DEFENDANTS EXHIBIT M - BOARD OF ESTIMATE
HEARING - STATEMENT BY NONIE CAROL MURPHY
OCTOBER 14, 1971

ITEM 3422 OCT 14 1971 AGAINST

NONIE CAROL MURPHY
FOR DR JERINE FINE

EXHIBIT M

We ~~have~~ studied ~~[illegible]~~ the City Planning Commission's REPORT on Site 30 in the West Side Urban Renewal Area, ~~And we are disturbed as well by the inaccuracies and false innuendos [illegible] by its conclusion. Since it will, no doubt, play a major part in your deliberations, we wish to highlight a few of our agreements and con~~

We commend the commission for upholding the City's obligation to the area's legal relocatees, and for UNDERSTANDING the negative aspects of rehabilitation. The H.D.A. has stated flatly that rehabilitation of these buildings is neither feasible, nor desi[illegible]

~~However,~~ The report also comments that all but 35 units in one small building remaining to be constructed, are now scheduled as either public housing, or FHA moderate-income housing. But the document doesn't make it clear that 30% of the moderate-income houses would be allocated for low-income residents. In fact, without changing the West Side Urban Renewal Plan, and excluding a turnkey site 30, the number of low income units within the project's boundaries would total OVER 3300. That's impressive and fair. To go beyond it, [illegible] would be to emasculate the whole concept of economically integrated housing.

The report states that the failure by the City Planning Comm. to approve a public housing project would, quote, [illegible] delay the building of greatly-needed housing for the area. Commissioner Walsh, however, has indicated to us on several occasions, that there would be no construction delays, regardless of whether the site went public housing, or middle income.

E-1103

Finally, I'd like to respond to a dissenting opinion in the report favoring rehabilitation, that says the turnkey project, quote, is to be built on the site most objectionable to the community. ~~[illegible] But what community are we talking about? The 1082 families refused to sign lease & relocation agreements with HDA? Or even the 214 Operation Move-In families that represented the squatter movement at its strongest? [illegible] middle-income buildings with 30% of [illegible] low-income, "objectionable" to these squatter families?

What about the rest of the community? The thousands of [illegible] legal relocatees who don't wish to be ghettoized [illegible] in segregated block housing that's destined to become a slum again. What about the thousands of middle-income families who have poured their lives into this area, rather than run to Rockland, or fade into Fairfield?

It's their community, too...and if you're not concerned about them...who will you get to replace their tax-dollars, when they give up in disgust and leave New York City as countless other thousands already have?

You gentlemen, by approving another sweeping change in the philosophical goals of the WSURA Plan may very well be presiding over the total destruction of this great idea. Perhaps you don't agree with these people who want it concluded as approved.

Why not tell them, now? If they are to be excluded from your constituency, stand up and level with them. Let them make other plans...organize other political and social options. But I respectfully submit, you cannot have it both ways.

DEFENDANTS E-1104 EXHIBIT N - CONTINUE URBAN-GRAM

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 29

...UE!
...by
...ically
...housing

WEST SIDE URBAN-GRAM

HOUSING COMMITTEE OF COMMUNITY BOARD 7 VOTES NOT TO REFUND

Every year the contract between Strycker's Bay Neighborhood Council and the Housing and Development Administration comes up for renewal. Strycker's Bay, if you recall, is the neighborhood council that's supposed to represent the many different groups in the West Side Urban Renewal Area...though more often, they seem to misrepresent most of us ...so often, in fact, that most member organizations refuse to attend meetings.

When asked to meet with the Housing Committee of Community Planning Board #7 on April 26th regarding their refunding (to the tune of $69,000.00), Strycker's Bay showed their usual disdain for the community by boycotting the meeting. They questioned the Community Board's right to have such a meeting, and told the Housing Committee at the last minute that the time of the meeting was inconvenient for most of their board, and the place, Trinity School, was objectionable. However, more than 75 angry members of this community did attend, and 20 of them, representing many different groups, made excellent speeches against this refunding. Among those speaking against the refunding was Kathi Goldman, James A. Smith, and Joan Harris, the only candidates running for district leaderships, who thought this important meeting was important enough to attend.

Another meeting was held May 15th for the convenience of Strycker's Bay. Even though it was held out of the area, another very large group in opposition attended. When asked about the charges of intimidation, misrepresentation and deceit made at the previous meeting, the President of Strycker's Bay said simply, "I deny it." Further charges were made by members of the audience, and Strycker's Bay again refused to answer them ...perhaps because they couldn't be refuted.

After the public session most Housing Committee members spoke--some in favor, some against, but one member summed it up so well when he spoke of Strycker's Bay's delaying tactics and their total failure to obtain a community consensus by working toward a compromise between disparate but legitimate positions. (To our knowledge, SBNC's official and only position as voted by its delegates is for 100% low income housing for all remaining sites.)

These delays have resulted in skyrocketing costs and the consequent loss of essential federal funds for sites which should have been under construction. As we of CONTINUE have pointed out many times, Strycker's Bay's delaying tactics have resulted in fulfilling their own prophesies of soaring rentals.

The Housing Committee's vote was 8 to 5 not to refund Strycker's Bay!!! This recommendation will now be made to the entire Community Board on Tuesday, June 5th, at which time the 47 member Community Board will vote and make their recommendation to the Borough President. CONTINUE's position is against the refunding of Strycker's Bay as it is presently organized. We favor funding a board composed of individuals elected through a community vote much like that for the local school boards. We feel that such a board would act to both unify and truly represent the community.

Your attendance in support of the Housing Committee recommendation is all important. Be there next Tuesday, June 5th, 7:30 P.M. at the Church of St. Dumitru, 50 West 89 St.

Also, send in the enclosed postal card to Borough President Sutton today. Let him know how you feel about the refunding of Strycker's Bay.

E-1105

WITH YOUR VOTE YOU CAN DETERMINE FUTURE DEVELOPMENTS IN THE WEST SIDE URBAN RENEWAL AREA

James A. Smith, Kathi Goldman and Joan Harris are the only three candidates for Democratic district leaderships in the West Side Urban Renewal Area who have fully endorsed CONTINUE's position on housing!

With so much abuse of the urban renewal plan during the past three years, CONTINUE thought it important to poll the current candidates for Democratic district leaderships from this area about housing. Why is the Democratic primary so important? Because all of our elected legislators are Democrats which means that they have been and will be most influential in the City's decisions about this area. In order to make sure that the West Side Urban Renewal Area develops according to its original philosophy and plan to become a viable economically integrated community, we need political clout! Since the opponents of Smith, Goldman, and Harris blatantly ignored our questionnaire, we assume that they oppose CONTINUE's position on housing, and that their election would lead to more opposition. The election is important, and we urge you to vote.

Smith, Goldman and Harris are members of the newly formed West Park Democratic Club (65 West 96th Street), an organization founded on the principles for which CONTINUE has fought over many years. These principles are based on the belief that the area's new housing will determine its future, and that the key to success is economic integration within buildings. In essence, CONTINUE feels that (1) all new buildings should contain 30% low and 70% true middle/moderate income families; (2) that no all low income buildings should be constructed (we oppose those scheduled for sites 4, Columbus Avenue, 96/97 Streets, and Columbus Avenue, 90/91 Streets; (3) that all WSURA prime legal relocatees should be housed within the area. (We do not recognize any guarantee for the city's new category of 'derivative' relocatee.) Voting for Smith, Goldman, and Harris can have an enormous impact on future decisions made by our local legislators and our city government. It will tell them, in a way that they can understand, what this community wants. Make sure you and your neighbors vote in the June 4th Democratic Primary.

QUESTIONNAIRE

1. *Do you support the ratio of 70% middle income and 30% low income tenants per building for all the remaining sites of the West Side Urban Renewal Area?*
2. *Do you support all low income housing for Site 4 (w/side Columbus Ave, 96-97 Streets)?*
3. *Do you support all low income housing for Site 30 (w/side Columbus Ave, 90-91 Streets)?*
4. *Do you agree that the remaining 553 prime relocatees must have priority in the more than ten remaining west side urban renewal buildings yet to be built?*
5. *Do you endorse the City's policy to establish the 70/30 ratio in buildings where that ratio has already been exceeded? This would mean bringing a building to the 70/30 ratio through turnover of current tenants in 236 apartments.*

RESPONSES

CANDIDATE — *Questions:*	*1*	*2*	*3*	*4*	*5*
CONTINUE's position	*yes*	*no*	*no*	*yes*	*yes*
Kathi Goldman, 69th Assembly District, Part A	*yes*	*no*	*no*	*yes*	*yes*
James A. Smith, 69th Assembly District, Part A	*yes*	*no*	*no*	*yes*	*yes*
Jerrold Nadler, 69th Assembly District, Part A	*(no response)*				
Rede Walcott, 69th Assembly District, Part A	*(no response)*				
Joan Harris, 69th Assembly District, Part C	*yes*	*no*	*no*	*yes*	*yes*
Shirley Jonas, 69th Assembly District, Part C	*(no response)*				

Check the enclosed card to see whether your election district falls in Part A or Part C and for a listing of those candidates for county committee who also support CONTINUE's position on housing.

JOIN CONTINUE. Fill out the enclosed postal card and mail it today.

E-1106

DEFENDANTS EXHIBIT O - WESTWOOD HOUSE
BREAKDOWN OF HOUSING UNITS

440

WESTWOOD HOUSE - TOTALS

Mitchell-Lama	3	
236 Regular Income	62	
236 Welfare	23	
N.Y.C.H.A. Regular Income	11	
N.Y.C.H.A. Welfare	24	= 123
White	38	
Black	41	
Hispanic	49	
Other	2	= 130

SULZBERGER/ROLFE 50 W 93 ST #5240 E-1107 1

'236' N.Y.C.H.A.

APT NO	NAME	Mitchell-Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
002A	MENDOZA, I.					X			X	
003A	RIVERA, Z			X				X	X	
004A	HARTENSIA, L.				X			X	X	
005A	ZINGONE, J			X					X	
006A	PARKER, L					X			X	
007A	ARSENAULT, L		X						X	
008A	AYALA, G.		X						X	
001B	PEREZ, J.					X			X	
002B	MOLINA, M.			X					X	
003B	HOLWELL, L				X			X		
004B	RICHARDS, V		X					X		
005B	MORI, KIMIKO		X							X
006B	CAHILL, J					X	X			
007B	FOLEY, A					X	X			
008B	DAVID, A		X					X		
001C	SEELIG, H					X			X	
002C	PIERRE, Y.L.			X					X	
003C	LOUIS, F		X					X		
004C	JOHNSON, B.			X					X	
005C	DIAZ, M.				X				X	
007C	GUTTIERREZ, R.			X		X			X	
008C	RESPETO, B				X				X	
001D	GOMEZ, D.				X				X	
002D	SOTO, V					X			X	
003D	ROMAN, J.					X			X	
004D	MC GARRY, J.					X	X			
005D	ABBOTT, H			X					X	

SULZBERGER ROLFE 50 W 93 ST #5240 E-1108 2

'236' N.Y.C.H.A.

~~SIGNATURE~~

APT NO	NAME	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
006D	BORDATTO, O		X						X	
007D	MIRANDA, T			X					X	
008D	RAMOS, J		X						X	
001E	CRUTE, M.		X					X		
002E	MCCARTHY, K.		X				X		X	
003E	RAMOS, J		X						X	
004E	ELMUZA, R		X						X	
005E	GOWE S, V			X				X		
006E	SMITH, P			X				X		
007E	WHITTINGHAM, A			X				X		
008E	WALLACE, S		X					X		
001F	HORTON, G.		X					X		
002F	MOJICA, C		X						X	
003F	HARVEY, T.	X						X	X	
004F	RAMPAK, J		X							
005F	~~REILLY~~, E		X				X	X		
006F	STOUTE, L		X					X		
007F	MORAN, A					X	X			
008F	CARTER, EVELYN		X				X			
001G	COLON, C.					X			X	
002G	VELEZ, A.			X					X	
003G	WILSON, C					X		X		
004G	SHANK, E			X			X			
005G	LAMPKOWITZ, P					X	X	X		
006G	DAVIS, L		X					X		
007G	AVENGER, E		X						X	
008G	COKER, BRUCE		X				X			

SULZBERGER/ROLFE 50 W 93 ST #5240 E-1109 3

"236" N.Y.C.H.A.

APT NO	NAME	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
002H	MENDEZ, M.			X					X	
003H	GORDON, F			X			X			
~~004H~~	~~ALBIZU, H~~		X							
004H	ATTAWAY, M		X				X			
005H	SANTIAGO, C.		X						X	
006H	GUBISH, F		X				X			
007H	FLEMING, Z		X					X		
008H	HARRIS, L		X					X		
002I	SYLVESTER, J.		X					X		
003I	DIAZ, P		X						X	
004I	KING, S		X					X		
005I	MENDEZ, W		X						X	
006I	PAGAN, N		X						X	
007I	EVERSTZ, A.		X					X		
008I	MCCLAREY, S		X				X			
~~001J~~	~~SUPER~~									
002J	FEBLES, I.					X			X	
003J	CUHIGGER, M A		X					X		
004J	RIVERA, J				X				X	
005J	LEE, J		X							X
006J	ENRIQUEZ, T				X				X	
007J	TORRES, L		X						X	
008J	WILLIAMS, B			X				X		
001K	ALEXANDER, E.		X					X		
002K	HENRY, S.	X					X			
003K	WEISS, W		X				X	X		
004K	VAINQUEUR, M		X					X		

SULZBERGER/ROLFE 50 W 93 ST #5240 E-1110 4

N.Y.C.H.A.

APT NO	NAME	SIGNATURE	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Othe
005K	POWELL, J.			X					X		
006K	JOHNSON, L			X					X		
007K	LEFTWICH, M.			X				X			
008K	GARZA, N				X			X			
001L	SPEARS, M.				X			X			
002L	SANTANA, L.			X						X	
003L	DORSET, L			X					X		
004L	FLORES, H			X						X	
005L	WEECH, H.				X				X		
006L	SILLS, P				X				X		
007L	MAGRANER, A			X				X			
008L	MCCARTHY, M			X				X			
001M	PRITCHARD, M						X	X			
002M	TOUHEY, M.						X	X			
003M	MILLER, T						X		X		
004M	CLARKE, B.					X			X		
005M	RIVERA, P						X			X	
006M	TORRES, C				X					X	
007M	HERNANDEZ, H			X						X	
008M	HALL, B			X				X			
001N	MCDONALD, C.			X				X	X		
002N	MILLS, M			X				X			
003N	FRANKEL, C				X			X			
004N	SEEGER, B.			X				X			
005N	WAVRA, L			X				X			
006N	TIRADO, M			X						X	
007N	KAUFMAN, C			X				X			

SULZBERGER/ROLFE 50 W 93 ST #5240 E-1111 '236' N.Y.C.H.A. 5

APT NO	NAME	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
008N	GREENE, M.		X					X		
0010	SANTUCES, R.				X	X		X	X	
0020	SANTRY, M.							X		
0030	CHANEY, C		X					X		
0040	WASHINGTON, M		X				X			
0050	SCALI, G.					X	X			
0060	GEORGIEFF, Z		X				X			
0070	PALMER, M					X		X		
008D	CAULFORD, J				X		X			
002P	SANTANA, Y.			X			X			
003P	TAGUE, M					X	X			
004P	THOMAS, M							X		
005P	DIAZ, M		X		X				X	
006P	P BRENNAN	X				X	X			
007P	WERTHEIMER, E						X			
008P	ADAMO, J		X						X	

E-1112

DEFENDANTS EXHIBIT P - COLUMBUS MANOR - BREAKDOWN OF HOUSING UNITS

Ef.P

COLUMBUS MANOR - TOTALS

Mitchell - Lama	3	
236 Regular Income	86	
236 Welfare	50	
N.Y.C.H.A. Regular Income	21	
N.Y.C.H.A. Welfare	42	= 202
White	41	
Black	69	
Hispanic	93	
Other	1	= 204

E-1113

SULZBERGER/ROLFE 70 W 93 ST #5245 1

'236' N.Y.C.H.A.

APT NO	NAME---------- Mitchell Lama	Reg.	Wel	Reg.	Wel.	Wh.	Blk.	Hisp.	Other
002A	PONDEZ,A				X			X	
003A	RODRIGUEZ,L		X		X		X	X	
004A	OTILARA,A			X	X		X	X	
005A	QUILEZ,J		X	X					
006A	RESETIC,A				X			X	
007A	FAIR,C			X				X	
008A	DOTTEL,D			X		X			
009A	SCHULMAN,S				X	X			
~~011A~~	~~ROSENBERG,A~~			X		X			
010A	DONELLAN M			X		X			
011A	GAMBLE,R				X		X		
012A	BYRD,R				X	X			
014A	ENGLEMAN,L				X	X			
015A	LINARES,M				X		X		
016A	STONE,G			X			X	X	
017A	BRYANT,A				X			X	
018A	PESSAH				X			X	
019A	CRUZ,O				X			X	
020A	TORRES,M				X			X	
021A	YARDLEY,N			X		X		X	
022A	MARTINEZ, A			X	X	X			
023A	MULLEN,J				X	X			
024A	ARANDA, M				X			X	
025A	MCARDLE,K				X	X			
026A	RIVERA,A				X			X	
027A	RODRIGUEZ,J				X			X	
028A	MARTINEZ, E.			X				X	

E-1114

SULZBERGER/ROLFE 70 W 93 ST #5245 2

"236" N.Y.C.H.A.

APT NO	NAME	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
						X			X	
029A	LEE, L				X	X			X	
030A	PEREZ, V.				X				X	
031A	TORRES, A.		X						X	
002B	ESPINOSA, C				X				X	
003B	BERNARD G A		X					X		
004B	BERRIOS					X			X	
005B	CLAYTON, H			X				X		
006B	RODRIGUEZ, L				X				X	
007B	CARRION, W			X				X		
008B	SANTANA, C				X				X	
009B	DIAZ, B			X					X	
010B	MELENDEZ, J					X			X	
			X						X	
011B	STRADFORD B		X						X	
012B	VASQUEZ, R				X				X	
014B	DANDRIDGE, J			X				X		
015B	CHENET, H				X		X			
016B	TRIPP, R			X				X		
017B	RODRIGUEZ, V					X			X	
018B	FALSETTI, R		X						X	
019B	MYRICK, C.			X			X			
020B	COSME, J			X					X	
021B	HORSFORD, V.			X				X		
022B	BONILLA, O			X					X	
023B	NIEVES, E		X						X	
024B	MOBLEY, D			X				X		

Site No. | Name | M/L 236 - 221 - D3 | Housing

E-1115

SULZBERGER/ROLFE 70 W 93 ST #5245 "236" N.Y.C.H.A. 3

APT NO	NAME	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	other
025B	FLEMING, W		X					X		
026B	MEERS, V			X					X	
027B	RANDOLPH, S		X					X		
028B	EARLY, V.		X				X			
029B	NICHOLS, A.			X					X	
030B	MARTIN, C.		X					X		
031B	SANTIAGO, R.		X						X	
002C	DIAZ, C			X					X	
003C	BARCO, S					X			X	
004C	CRUZ, J		X						X	
C5	RIVIE, B				X				X	
006C	SANCHEZ, N			X					X	
007C	PINTO, M				X				X	
008C	WILLIAMS, I			X				X		
009C	WOOD, S					X		X	X	
010C	RIVERA, N			X					X	
011C	RODRIGUEZ, M					X		X		
012C	LEWIS, A		X						X	
014C	LOPEZ, C					X			X	
015C	RIVERA, R			X					X	
016C	MATTHEWS, E					X		X		
017C	RIVERA, C		X						X	
018C	CRUZ, S					X			X	
019C	MICHAELS, N			X				X		
020C	CIFONE, J		X				X		X	
021C	PADOLE, P		X					X		
022C	SPENCER, J		X					X		

E-1116

SULZBERGER/ROLFE 70 W 93 ST #5245 4

'236' N.Y.C.H.A.

APT NO	NAME----------	Mitchell-Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Othe
023C	MOSS,A		X					X		
024C	HOSKING,J		X					X		
025C	CHERRY,F		X					X		
026C	TURSO, N.		X						X	
027C	DANIELS,G.		X					X		
028C	FEBLES , C		X						X	
029C	RUBIO, X.		X						X	
030C	PIANELLO,C		X						X	
031C	K. CAMERA			X				X		
002D	FEBLES,R				X				X	
~~XXXXXXXXXXXXXXX~~					X			X		
003D	LOUIS Y P				X			X		
004D	ROBERTS, E			X				X		
005D	BANKSTON, D.		X							
006D	INGRAM,D.		X				X			
007D	HATCHETT,A		X					X		
008D	HANKINS , L	X						X		
009D	ESPINOZA, R		X						X	
010D	VALDEZ, E		X						X	
011D	BELL, W		X					X		
012D	WHITE,F		X					X		
014D	RANKIN,T		X					X		
015D	JOSEPH, J			X				X		
016D	HOWARD,R		X				X			
017D	GRANT,F		X					X		X
018D	TANG,T		X							X
019D	SHELTON,M		X				X			

E-1117

SULZBERGER/ROLFE 70 W 93 ST #5245 "236" N.Y.C.H.A. 5

APT NO	NAME----------	Mitchell Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
020D	BREAKSTONE, R						X			
021D	ALLEN E.		X					X		
022D	HOLLOWAY, M		X				X			
023D	ROTHENBERG, L		X				X		X	
024D	PONTI, V		X					X		
025D	PROCOPE, H.		X							
026D	WHITE, J.		X				X			
027D	GOULD , D		X				X			
028D	PADILLA, L		X						X	
029D	BERKE, E.		X				X			
030D	AIZER, G.		X				X			
031D	ALLEN, F.		X					X		
002E	TIRADO, J					X			X	
~~003E~~	~~DOMINGUEZ, C~~									
003E	RIOS, J.			X					X	
004E	POWELL, D			X				X		
005E	KAY, M.			X			X			
006E	ATTAWAY, F		X					X		
007E	BOSTIC, H		X					X		
008E	SCOTT, W		X					X		
009E	HOGAN, R		X				X			
10E	BLANEY, L			X			X			
11E	BRICKMAN E.			X			X			
12E	GENTILLON, M		X				X			
14E	MONTALVO, C			X					X	
5E	JONES, J		X					X		
6E	BROWN, M			X				X		

E-1118

SULZBERGER/ROLFE 70 W 93 ST #5245 6

"236" N.Y.C.H.A.

APT NO	NAME---------- SIGNATURE XXXXXXXXXXXXXXXXXXXX	Mitchell Lama	Reg.	Wel.	Reg.	wel.	White	Blk.	Hisp.	Other
017E	ELDER, M			X			X			
018E	MOON, H.	X	X					X		
019E	BRUNO, N			X					X	
020E	AMBER E.		X				X			
021E	MATTHEWS, J.		X					X		
022E	BENJAMIN C		X					X		
023E	PRINCE J. WASHINGTON		X					X		
024E	HARRIS, A		X					X		
025E	ROSE, A		X					X		
026E	WHITE, M		X				X			
027E	KATZ, S		X				X			
028E	DORELLO S.G.		X						X	
029E	DUGGER, N.		X					X		
030E	PIERRE, P		X				X			
031E	GROSS, B.			X			X			
002F	RUELES, M					X			X	
003F	RICHARDSON, T	X						X		
004F	MAISONET, R					X			X	
005F	LUCIANO, J			X					X	
006F	ROSA, J					X			X	
007F	HICKLIN, D		X					X		
008F	MIRANDA, R					X			X	
009F	LORA, J		X						X	
010F	HERNANDEZ, E					X			X	
011F	BERNARD, B		X							
012F	SANCHEZ, C					X		X		
014F	LUNA, D			X					X	
									X	

E-1119

SULZBERGER/ROLFE 70 W 93 ST #5245 7

'236' SIGNATURE N.Y.C.H.A.

APT NO	NAME	Mitchell Lama	Reg.	Vol.	Reg.	Vol.	White	Black	Hisp.	Other
015F	CARRION, H R		X			X			X	
016F	TURNER, T		X					X		
017F	CAMACHO, R					X			X	
018F	HERISSE, G		X					X		
019F	GARCIA, C			X					X	
020F	PHILLIPS, A			X				X		
021F	NIEVES, V			X					X	
022F	MORILLO, N		X						X	
023F	SUAREZ, J			X					X	
024F	JOHNSON, H	X						X		
025F	SCOTT, A		X					X		
026F	CARLO, G		X						X	
027F	MARTINEZ, D		X						X	
028F	SPIRO, C.		X						X	
029F	LOGAN, FAY		X				X			
030F	GUZMAN, L.			X			X			
031F	JEROME, J.		X				X			
XXXXXXXXXXXX										
003G	TATIS, A				X				X	
004G	BEACHUM, D			X				X		
005G	HERNANDEZ, R					X			X	
006G	ORTIZ, J				X				X	
007G	TORO, Z					X			X	
008G	SANTOS, H			X					X	
009G	HERNANDEZ, E.				X				X	
010G	TORRES, JR, H.			X					X	
011G	VILLANUEVA, A					X			X	

E-1120

SULZBERGER/ROLFE — 70 W 93 ST #5245 — 8

'236' N.Y.C.H.A.

Mitchell [illegible]

APT NO	NAME----------	Lama	Reg.	Wel.	Reg.	Wel.	White	Black	Hisp.	Other
012G	HERNANDEZ,N.			X					X	
014G	BURGOS,A				X				X	
015G	TEAGUE, D.		X					X		
016G	COLLERAN,J & ME/NY,E					X		X		
017G	PAGE , D		X				X			
018G	GONZALES,M			X					X	
019G	LOZADA,C			X					X	
020G	CAMPBELL,S		X					X		
021G	STEWART,G			X				X		
022G	RODRIGUEZ,J			X					X	
023G	JAVIER,M			X						
024G	SMITH,J			X			X			
025G	CARROLL,V		X					X		
026G	DOLPHIN,P			X			X	X		
027G	CURET J.		X				X			
028G	TURNBULL D.		X					X		
029G	BINES, P.			X				X		
030G	EDDEN, J.		X					X		
031G	WADE, J.		X					X		

E-1121

DEFENDANTS EXHIBIT Q - HELEN STERN LETTER
TO MRS. FERNANDEZ - FEBRUARY 28, 1974

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 29

IC. REALTORS 654 MADISON AVENUE, NEW YORK, N.Y. 10021 • (212) 593-76
SINCE 1909
WRITER'S DIRECT LINE

February 28, 1974

Mrs. A. Fernandez
95 West 95th Street
Apt. 5-E
New York, N. Y. 10025

Dear Mrs. Fernandez:

As per our visit to your apartment yesterday, please be advised that we will have to charge you the following amounts due to the fact that you did not report your soap dish completely out of the wall, resulting in many leaks in our lobby ceiling:

$38.00 for professional painters four months ago
160.00 for three times that our staff had to scrap and paint costing us $20.00 each time.
$98.00 Total Due

We would appreciate your check to cover these unnecessary expenditures.

Should you need any repairs to be done in your apartment, please inform our Superintendent and he will get it done for you.

Many thanks,

Very truly yours,

SULZBERGER-RLFE, INC.

Helen Stern
Managing Agent

HS:rr

E-1122

DEFENDANTS EXHIBIT R - STRYCKER'S BAY
LETTER TO HDA COMM. MR. CONIGLIONE
MARCH 6, 1974

DEFENDANTS

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 29 1

R D

Stycker's Bay Neighborhood Council, Inc.

...IT 89TH STREET - NEW YORK, N. Y. 10026

TRAFALGAR 4-7272-3-4

...ch 6, 1974

FOUNDING ...
HENRY J. BROWNE

OFFICERS:

PRESIDENT:
REV. THOMAS FARRELLY

VICE PRESIDENTS:
THELMA CALLAWAY
MATTHEW FORBES
ESTHER MENDEZ
RUTH MESSINGER
DOROTHEA MORGAN
ISABELLE RODRIGUEZ
SONJA ROSS
LOUISE SINGLETON

SECRETARY:
ADELA MISA

TREASURER:
DORIS ROSENBLUM

DIRECTOR:
SONDRA THOMAS

ASSOCIATE DIRECTOR:
ELIZABETH MARZAN

Mr. Carmine Conigliono
Deputy Commissioner
Housing Supervision
Department of Development
Housing & Development
Administration
100 Gold Street
New York, New York 10038

Dear Mr. Conigliones

We learned that in Leader House to have the latest thing in frost-free refrigerators. Now we learn that we have the ultimate in soap dishes. It is so advanced in design that its absence on the fifth floor can cause a leak in the lobby without touching another ceiling on route. At least this feat of prestidigitation has been claimed for the soap dishes in 95 W. 95th St. We have an eyewitness in the person of none other than Ms. Helen Stern, Managing Agent, for Sulzberger-Rolfe, Inc. We are enclosing her testimony.

This is the latest in a long list of complaints concerning harassment of low income families by Ms. Stern. There is no reason on earth why this type of treatment should be allowed to continue. We demand that HDA as the supervising agency arrange a meeting as soon as possible. Representatives of the Housing Authority, of the management company, of Stryckor's Bay Neighborhood Council, and the tenant involved should be invited to this meeting.

We are certain that you are as anxious as we are to see that no policy discriminatory to low income families should exist in buildings under the supervision of HDA. There is a long series of correspondence concerning such a policy in Sulzberger-Rolfe buildings managed by Ms. Stern. Our files, the files of the Housing Authority, and, we are sure, the files of HDA are filled with tenant complaints of harassment involving Ms. Stern. The "soap dish" incident makes it clear that we must clean up this mess once and for all.

E-1123

March 6, 1974

We are anxious that this meeting take place very soon.

Very truly yours,

(Rev.) Thomas Ferrally
President

Enclosures: 2/28/74 letter from Ms. Stern to Ms. Fernandez
3/26/70 telegram from SBNC to Admin. Walsh, HDA
4/29/70 letter from Carmine Conglione to SBNC

cc: Mrs. Ana Fernandez
Arthur Bramberg, Sulzberger-Rolfe, Inc.
Norman Parness, NYCHA Leasing Division
Elliot Yablon, HDA-HSURA Site Office

DEFENDANTS EXHIBIT S - WSURA OCCUPIED UNITS - REDEVELOPMENT SITES (STIPULATED TO)

E-1124

WSURA OCCUPIED UNITS - REDEVELOPMENT SITES
87th Street, South Side thru 97th Street, North Side
East Side of Amsterdam Avenue to Central Park West

Site No.	Name	Type of Financing Mitchell Lama & M/L 236 - 221 - D3	Public Housing	Total Units	Units FHA M/L & 221-D3/236	Sec. 23 LPH Units	Capital Grant Units	Units Rent Supl.	Units Skewed Rental	Occupancy Date
1, 2, 3	Westgate	Mitchell Lama rental		417	343		74			Jan., 1969
5	Tower West	Mitchell Lama rental		216	156	60				Oct., 1972
6	Central Park Gardens	Mitchell Lama rental		247	204		43			Oct., 1969
7	New Amsterdam	Mitchell Lama rental		228	175	53				Oct., 1972
8	RNA House	Mitchell Lama Coop		207	166				41	April, 1967
10	Columbus House	Mitchell Lama rental		248	176	72				Oct., 1970
11	Goddard Riverside	Mitchell Lama Coop		193	155				38	May, 1967
12	Jefferson Towers	Mitchell Lama Coop		189	151				38	Oct., 1968

Site No	Name	Type of Financing Mitchell Lama & M/L 236 - 221 - D3	Public Housing	Total Units	Units FHA M/LPH & 221-D3/23 Sec.23 Units	Capital Grant Units	Units Rent Supl.	Units Skewed Rental	Occupanc Date
12	West Side Manor	Mitchell Lama rental		245	197	48 20			Nov., 19
14	Independence House	Mitchell Lama rental		120	97	23 20			April,19
15	120 West 94th Street		Public Housing	70					May, 19
16	Columbus Park	Mitchell Lama Coop		161	129			32 20	April,19
17	Strycker's Bay Apartments	Mitchell Lama Coop		235	191			44 19	March,19
20	Leader House	Mitchell Lama/ 236 rental		279	195 84 30				Aug., 19
21	Columbus Manor	Mitchell Lama/ 236 rental		202	141 61 30				June, 19
22	Westwood	Mitchell Lama/ 236 rental		123	88 35				June, 19
24	Trinity	Mitchell Lama rental		199	142 57 30				Dec., 19
25	74 West 92nd Street		Public Housing	168					Sept.,19

E-1125

Site No.	Name	Type of Financing Mitchell Lama & M/L 236 - 221 - D3	Public Housing	Total Units	Units FHA M/L &221-D3/236	Sec. 23 LPH Units	Capital Grant Units	Units Rent Supl.	Units Skewed Rental	Occupancy Date
27	Town House West	Mitchell Lama rental		48	34	14				Oct., 1973
29	Stephen Wise Towers		Public Housing	399						Jan., 1965
31	St. Martins Towers	Mitchell Lama Coop		179	159		20 12			March, 1971
36	Turin House	221-D3 Coop		189	173		4	16		Dec., 1971
38	589 Amsterdam Ave.		Public Housing	158						Aug., 1965
TOTAL REDEVELOPMENT UNITS OCCUPIED				4,720	3,072	436	208	16	193	

E-1126

USURA REHABILITATED UNITS OCCUPIED	Financing: Mortgage FHA or Conventional	Public Housing	
	2,275	276	2,551
USURA CONSERVATION UNITS OCCUPIED			3,623
GRAND TOTAL OCCUPIED UNITS			10,894

87th St., South thru 97th St. North Side
East Side of Amsterdam to Central Park West

E-1127

WSURA - REDEVELOPMENT UNITS IN CONSTRUCTION

Site No.	Name of Development	Total Units	Mitchell Lama/236	Public Housing	Projected Financing for Units - Unknown
28	Heywood Broun Towers Mitchell Lama/236 Coop	188	132		56
43	Glenn Gardens Mitchell Lama/236	269	189		80
TOTAL REDEVELOPMENT UNITS IN CONSTRUCTION		457	321		136

E-1128

WSURA PROJECTED REDEVELOPMENT

87th Street, South Side thru 97th Street North Side
East Side of Amsterdam Avenue to Central Park West

Site No.	Projected Financing	Projected Total Units	Projected M/L 236 Units	Public Housing	Projected Financing for Units - Unknown
4		270 Bd of Estimate, App'd		270 Bd of Estimate App'd ECF-Public Housing	
9	State Mitchell Lama/236	215	150		65
~~Zon~~ West Side I	FHA 236 - Rehab Coop	52 (HUD Funded)	36		16
23	City Mitchell Lama/236	100	70		30
30		160 HUD Funded, Bd of Est. Approved		160 HUD Funded-Turneky PH Bd of Est. Approved	
32	State Mitchell Lama/236	242	169		73
35	State Mitchell Lama/236	353	247		106
40	City Mitchell Lama/236 ECF	217	152		65
41	State Mitchell Lama/236	247	173		74

WSURA PROJECTED REDEVELOPMENT SITES

(continued)

Site No.	Projected Financing	Projected Total Units	Projected M/L 236 Units	Public Housing	Projected Financing for Units - Unknown
44	State Mitchell Lama/236	216	151		65
45/46	State Mitchell Lama/236	151	106		45
TOTAL, PROJECTED REDEVELOPMENT SITES		2,223	1,254	430	539

E-1129

NOTE: All numbers for sites 9, 23, 32, 35, 40, 41, 44, 45/46 are projections since all plans are under architectural review - with the exception of:

Site 30 - 160 units - HUD Funded Turnkey P.H.
Site 23W- 52 units - " " 236
Site 4 - Housing Authority Plans

Add: 2 West 90 Street (Site 37)
Projected units - 23

E-1130

WSURA BROWNSTONES
87th Street, South Side thru 97th Street, North Side
East Side of Amsterdam Avenue to Central Park West

BROWNSTONE REHABILITATION IN PLANNING

10 City owned brownstones (from list of originally acquired City-owned brownstones)

117 West 92nd Street
119 West 92nd Street
121 West 92nd Street
123 West 92nd Street
125 West 92nd Street
127 West 92nd Street
23 West 94th Street
59 West 94th Street
137 West 94th Street

(FINANCING UNDETERMINED)

CITY OWNED BROWNSTONES DELETED FROM SITES

10 Buildings

Site 41 — 55 West 88th Street
57 West 88th Street
59 West 88th Street
61 West 88th Street
58 West 89th Street
60 West 89th Street
62 West 89th Street
64 West 89th Street
66 West 89th Street

Site 43 — 169 West 87th Street

(FINANCING UNDETERMINED)

SITE ACQUISITION - NO PLANS

1 Building

Site 47 — 108 West 95th Street

(FINANCING UNDETERMINED)

CITY OWNED BROWNSTONES IN CONSTRUCTION

10 Buildings

51 West 95th Street
113 West 95th Street
115 West 95th Street
117 West 95th Street
119 West 95th Street
125 West 95th Street
133 West 95th Street
138 West 95th Street
140 West 95th Street
142 West 95th Street

(CONVENTIONAL FINANCING)

IN ADDITION

There are still approximately 100 brownstones which were originally put in the "grey" area category requiring further decisions as to rehabilitation work by the Housing & Development Administration.

As of 4/25/74

E-1131

DEFENDANTS EXHIBIT T - LISA LIEBERT
STATEMENT AT BOARD OF ESTIMATE OCTOBER 14, 1971

LISA LIEBERT

T

Testimony, Lisa Liebert, West 88th Street

I am testifying to urge you not to ratify the proposed change of site 30 from integrated middle income housing building to full public housing.

Site 30, as presently designated is the perfect example of every progressive solution to the housing needs that the west side urban renewal area has pioneered in ; economically and integrated building at rentsp 30 dollars a room, which middle income families can realistically afford.

It embodies in its economic mix the most radical solution to urban housing needs attempted anywhere, indeed perhaps the only radical housing plan..... the same housing, with the same ammenities of space and planning , for the non-poor and the poor with rents adjusted to the families ability to pay.

It is extremely ironic that those who will urge you to change site thirty regressively to full public housing at the lowest income level, with its economic and racial segregation , and with all the problems recently reported in the papers attendant on public housing authority maintenance, will do so in the name of progress and the welfare of the poor

housing model
It took many years to establish this as a workable/model , to get housing authorities and sponsors to believe that it will work. It is working on the west side now and any and every abandonment of this model, as is proposed in site 30 is a betrayal of the whole community and not in the long range interests of any segment of this community. As much as there are many poor families who are in need of housing there are equally many middle income families who are unable to find decent housing an rents they can afford. These families are simply being forced to leave the city. You are really being asked to sacrifice this group , to the extent of 100 affordable apartments , and at the hidden cost of increased polarization of our community.

In addition I would like to point out that the 25% commitment of the renewal area to lowincome housing is not only being exceeded in the overall planning for the remainder of the area but it is being met with a highly disproportionate amount of subsidized housing in stage 3 , which includes site 30. The block on which site 30 is located already includes 399 units of public housing. The change of site thirty to full public housing would make a total of 599 public housing units on one block, exactly the kind of large scall ghettoized public housing we have fought to avoid in the area. In addition it should be pointed out that out of 3204 units of housing to be totally constructed in the third stage ,1402 will be for low income housing, as currently planned. There is neither the nessesity or the justification for increasing this amount.

The present plan already represents a serious deviation from the 25% low-income, 50 % middle income , 25 % luxury housing the urban renewal plan was intended to achieve.

E-1132

DEFENDANTS EXHIBIT U - WEST SIDE LEGISLATIVE SERVICE CENTER LETTER TO OLNEK APRIL 3, 1974

DEFENDANT'S

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 6

U

WEST SIDE
LEGISLATIVE SERVICE CENTER
720 COLUMBUS AVENUE · NEW YORK CITY 10025 · 850-1500
CONGRESSMAN CHARLES RANGEL
CONGRESSWOMAN BELLA S. ABZUG
STATE SENATOR MANFRED OHRENSTEIN
ASSEMBLYMAN ALBERT H. BLUMENTHAL
COUNCILMAN THEODORE S. WEISS

April 3, 1974

Hampton Management Company
2500 Johnson Avenue
Bronx, NY

Dear Mr. Olnek:

We appreciate your meeting with tenants, Manhattan Mitchell-Lama Coalition, Stryckers Bay, and our staff last week on the problems at New Amsterdam, Tower West, and Leader House.

In order to make most productive use of that meeting and future meetings, we request that Hampton Management make those corrections in management procedure and repairs agreed upon as soon as possible. Further, we would appreciate a written reply point by point to the agenda so that we might know where Hampton Management stands on all of the issues.

We must state that the number of complaints we receive from tenants in these three buildings has been very high. We hope to see some real commitment by management in correcting these matters and by HDA in supervising.

We look forward to hearing from you soon and hopefully to being able to participate in person at the next meeting on May 14.

Sincerely yours,

Charles B. Rangel Manfred Ohrenstein Albert H. Blumenthal Theodore S. Weiss

dgw

cc: Commissioner Carmine Coniglione

E-1133

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 7

V ID

DEFENDANTS EXHIBIT V - MINIMUM PROPERTY STANDARDS FOR URBAN RENEWAL REHABILITATION SEPTEMBER, 1965

MINIMUM PROPERTY STANDARDS for URBAN RENEWAL REHABILITATION

One through Eleven Living Units

WEST SIDE URBAN RENEWAL AREA

New York, New York

September, 1965

Federal Housing Administration
2 Park Avenue
New York, N.Y.

Housing & Redevelopment Board
2 Lafayette Street
New York, N.Y.

E-1134

Federal Housing Administration

New York Multifamily Housing Insuring and Zone Office

LOCAL REHABILITATION REQUIREMENTS FOR

WEST SIDE URBAN RENEWAL AREA (NY-R-43)

New York City - State of New York

Application. These requirements provide the minimum to be met in the rehabilitation of existing properties in the Urban Renewal Area to be submitted for mortgage insurance under the National Housing Act, Section 220, and are applicable only to properties having 1 through 11 living units upon completion. The eligibility and specific requirements for properties having more than 11 living units will be individually determined by the Federal Housing Administration, New York Multifamily Housing Insuring and Zone Office, located at 2 Park Avenue, New York City, New York, which will advise owners as to the acceptability of such properties and any others presenting unusual conditions.

These requirements are predicated on full compliance with City, County and State Codes and regulations which are applicable even though not repeated. Any question of the meaning of these requirements or as to any matter not mentioned may be discussed with the FHA Insuring Office.

New Structures or Additions. New structures or additions must comply with FHA standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed by the FHA to be consistent with the objectives of the standards and requirements. The Insuring Office should be consulted as to applicable standards and acceptability where new structures or additions are anticipated.

General Essentials. The extent to which existing work may be used or new work required, the characteristics of living unit arrangement, design, finish, equipment and other building features, must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished or altered to bring the property to a desirable marketable condition.

CHAPTER I

DEFINITIONS

R100 GENERAL

R100-1 Abbreviations, terms, phrases and words and their derivatives used in thes Minimum Property Standards shall have the meanings given in this section.

R101 DEFINITIONS

R101-1 Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

R101-2 Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

R101-3 Alley: A service way providing a secondary public means of access to abutting properties.

R101-4 Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

R101-5 Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: The term "basement" shall mean a story partly underground, but having at least one-half of its' height measured from finished floor to finished ceiling, above the curb level at the center of the street front.

Basementless Space: (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps, which extend beyond front property line.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors roofs, ceilings and other elements.

Type 1, Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2, Noncombustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible but which have less fire resistance ratings than that required for Type 1, fire-resistive construction.

Type 3, Exterior Protected Construction: That type of construction in which the exterior walls are of non-combustible construction having a fire resistance rating as specified and which is structurally stable under fire conditions and in which the interior structural members and roof are wholly or partly of combustible construction. Type 3 construction includes two sub-types, namely heavy timber and protected constructions, the latter also being known as "ordinary" construction.

Type 4, Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials which may or may not be assembled to provide a specified fire resistance rating.

Court:

Inner Court: An open, outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space enclosed on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley, or yard.

Crawl Space: Same as Basmentless Space.

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached.

Dwelling Unit: See Living Unit

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire-Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure, as determined in a fire test acceptable to FHA.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Cooking Spaces: Every space which is intended, arranged or designed for cooking, or warming of food shall be either a kitchen or kitchenette. The term "Kitchen" shall mean such a space fifty-nine square feet or more in floor area. The term "Kitchenette" shall mean such a space which is less than fifty-nine square feet in floor area.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Living Unit: Eligible: A living unit complying with all applicable FHA planning standards.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-Fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

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Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degress F. during a 5 minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

R200 GENERAL

R200-1 These standards and controls have been developed to serve as the basis for the rehabilitation of existing structures, one to eleven units in certified urban renewal areas. They are to provide accomodations and environment for family living which are decent, safe, livable and designed to have continuing appeal. They are geared to the rehabilitation of structures on a long range basis, with an estimated mortgage life of 25 years, except for nominal replacement items, and which will have sufficient income to meet all charges and expenses, and to provide a satisfactory return on the investment.

R201 LOCAL CODES AND REGULATIONS

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives for FHA mortgage insurance purposes and shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

R201-2 The Federal Housing Administration does not assume responsibility for enforcing or determining compliance with local codes or regulations or make interpretations regarding their application in any specific instance.

R201-3 The requirements set forth herein supplement all state and local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances.
These include, but are not limited to:

(a) Chapter 26, Title C. Building Code of the Administrative Code of the City of New York
(b) Chapter 26, Title D, Multiple Dwelling Code of the Administrative Code of the City of New York
(c) Chapter 713.L. 1929 Multiple Dwelling Law, as amended and
(d) Zoning Resolution of the City of New York.

R202 SERVICE AND FACILITIES

R202-1 Utilities shall be independent for each property without dependence upon other properties.

R202-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

R202-3 Each building and each living unit within the building shall contain provisions for each of the following:

a. A continuing supply of safe potable water.
b. Sanitary facilities and a safe method of sewage disposal.
c. Heating adequate for healthful and comfortable living conditions.
d. Domestic hot water.
e. Electricity for lighting and for electrical equipment used in the dwelling.
f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203 ACCESS

R203-1 Access to the Property

R203-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R203-2.1 Access to the Building

Walks and steps shall be provided for convenient all weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3.1 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4 Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is not recommended. Such access shall be limited to the tenant whose lease includes sole use of rear yard.

R203-4.2 Each building shall be provided with access to the rear yard. Such access shall either be through a public hall or through living quarters of apartment for which the rear yard is allocated.

R204 TYPES OF ELIGIBLE DWELLINGS

R204-1 Types of eligible dwellings are: Detached, semi-detached, two and end-row dwellings. Each type may contain one thru eleven living units.

R204-2 A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs R502-1 and R502-2.

R204-3 Method of Determining Number of Living Units

R204-3.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. To be eligible for FHA mortgage insurance, however, all living units shall comply with these Minimum Property Standards.

R204-3.2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

R205-1 PARTIAL NON-RESIDENTIAL USE

Any non-residential use of the property shall be subordinate to its residential use and character. Normally, this non-residential use should not exceed 25 percent of the total floor area. However, if the property includes five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent unless prior approval is received from FHA Central Office for more extensive non-residential use.

R205-2 For one or two story structures not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space may be permitted up to but not exceeding 50 percent of the total floor area.

R205-3 A property, any portion of which is designed or used for non-residential purposes, is ineligible for mortgage insurance if the type or extent of the non-residential use is inharmonious with the residential character of the property for family occupancy. (*)

R206 DILAPIDATED OR BLIGHTED STRUCTURES

R206.1 All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407-1 for exterior appurtenances.

R207 VARIATIONS TO STANDARDS

R207.1 A variation to mandatory provisions contained herein may be permitted by the local FHA Insuring Office for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

a. Topography of the site is such that full compliance is impossible or impracticable.

b. Long established local practices and customs in the area assure continued market acceptance of the variation.

c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R207-2 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases without prior approval of the variation by FHA Headquarters, Washington, D.C.

R208 REUSE OF EXISTING MATERIALS

R208-1 Reuse of existing sound materials will be permitted where specified in contract documents. Rejection of existing materials for reason of being unsound shall be the responsibility of N.Y.C. Department of Buildings construction inspector. In the event of any disagreement this matter shall be resolved in writing between the N.Y.C. Department of Buildings and F.H.A.

(*) An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely effects the neighborhood in which it is located.

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CHAPTER III

SITE CRITERIA

R300 OBJECTIVE

R300-1 The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 OPEN SPACE

R301-1 Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy.

R302 LOT COVERAGE

R302-1 In general, the maximum area of the individual dwelling plot which should be covered by the building, shall be governed by New York City Ordinances for existing buildings.

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R303 PARKING

R303-1 On site parking is not required for the brownstone type buildings. Street parking shall be regulated by the Dept. of Police and Dept. of Traffic.

R304 YARDS AND COURTS

R304-1 Yards

R304-1.1 Yard dimensions shall be determined by New York City Multiple Dwelling Law, Section 172 for converted dwellings.

R304-2 Courts

R304-2.1 Courtdimensions shall be determined by New York City Multiple Dwelling Law, Section 172 for converted dwellings.

R305 SITE IMPROVEMENTS

R305-1 The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

R305-2 The objective of any new site improvement is (a) to obtain an arrangement of the physical improvements on the site or plot so that convenient means of access to the dwellings and accessory buildings is provided for pedestrians and vehicles; (b) to provide positive drainage of the site or plot and the diversion of water away from buildings and its disposal from the site; (c) to provide adequately for refuse disposal, and other services; (d) to provide areas and facilities for recreational purposes appropriate to the needs of the occupants; and (e) to provide an attractive setting for the dwelling by means of site improvements, including planting, seeding, and sodding commensurate with class of property under consideration.

R305-3 Any appurtenances, including garbage storage facilities, which extend beyond the building line must have written approval from the Department of Highways prior to construction of such appurtenance.

CHAPTER IV

BUILDING PLANNING

R400 OBJECTIVE

R400-1 To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 OBJECTIVE

R401-1.1 An over-all objective of the West Side Urban Renewal Area Project, is the creation of a balanced neighborhood, including an adequate number of accommodations suitable for families with children. Particular size distributions of apartments by site may, therefore, be required to accomplish this objective and to maintain appropriate densities. The distribution of apartments by size in each structure will be the subject of review and approval.

R401-1.2 To provide each living unit with space necessary to provide suitable living, sleeping, cooking, and dining accommodations, storage closets and sanitary facilities; also to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R401-2 GENERAL

R401-2.1 For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling, or partition surfaces.

R401-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade. (See R402)

R401-3 MINIMUM ROOM SIZES AND ALLOWABLE ROOM COUNT

R401-3.1 Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function by the local insuring office, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule. Room count is applicable only for properties having three and in some cases eight, or more living units under FHA multifamily housing programs.

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SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq. ft.) (2) 1 & 2 BR LU	3 or more BR LU	Least Dimension (3)
LR	1	140	150	10'-0"
DR	1	80	100	7'-8"
K'ette (5)	1	50	60	3'-0" (4)
K'ette (5)	½	40	NP	3'-4"
BR	1	70	70	7'-0"
Total BR	----	1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	(1st. BR of each LU=8'-0"
OHR (6)	1	70	70	7'-0"
LR-DA	1-½	160	180	(9)
LR-DR	2	200	220	(9)
LR-DA-K (7)	2	210	240	(9)
K-DA (7)	1-½	30	100	(9)
K-DR (7)	2	120	140	(9)
K'ette-DA (7)	1	60	80	(9)
LR-DA-BR (8)	2	220	---	(9)
LR-DR (8)	1-½	190	---	(9)

NOTES

(1) Abbreviations

LU = Living Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K = Kitchen
K'ette = Kitchenette
BR = Bedroom
OHR = Other Habitable Room
NP = Not Permitted

(2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

(3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

(4) Clear passage space.

(5) Permitted in Lu of 0-BR or 1-BR only. Where the area of kitchenette is less than 40 sq. ft., no room count shall be allowed, and no kitchenette shall be less than 20 sq. ft.

(6) An Other Habitable Room (OHR) shall been all requirements for Habitable Rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable for room count purposes, per living unit.

(7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.

(8) Permitted only in Living Unit having no separate Bedroom.

(9) Least dimension of appropriate room function applies.

R401-4 CEILING HEIGHTS

R401-4.1 The ceiling heights for habitable rooms, bathrooms and halls should be as follows.

R401-4.2 Habitable Rooms min.

a. Average height for required room, 7 ft. - 6 in.

b. Floor area with less than 4 ft. clear headroom not to be included in required room area.

R401-4.3 Bathrooms, toilet compartments, utility rooms, etc., 6 ft.- 8in. clear.

R401-4.4 Halls, 5 ft. - 8 in. clear.

R401-5 PRIVACY AND ARRANGEMENT

R401-5.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

R401-5.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-5.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

R401-5.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

R401-5.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 KITCHEN FACILITIES

R401-6.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space should generally be as follows:

a. Total shelving in wall and base cabinets - 30 sq. ft.

b. Drawer area - 5 sq. ft.

c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

R401-7 BATH FACILITIES

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a square tub - 4 ft. minimum. Shower, if provided, should have a least dimension not less than 30 inches.

R401-9 CLOSETS

R401-9.1 Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit shall be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

R401-9.3 Clothes closets shall have a shelf and rod.

R401-9.4 Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. shall be provided for linens. This space shall be appropriately increased for living units having 3 or 4 bedrooms.

R402 LIGHT AND VENTILATION

R402-1 OBJECTIVE

R402-1.1 To provide a healthful environment and an acceptable degree of comfort within all rooms and hall ways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

R402-2 HABITABLE ROOMS

R402-2.1 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces in accordance with Sec. 173 M.D.L. Kitchenettes shall be ventilated in accordance with Sec. 33 M.D.L.

R402-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

R402-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. (See R906, Chapter IX.)

R402-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2.5 See R304-2 for minimum court dimensions.

R402-3 KITCHENS

R402-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.

R402-3.2 Ventilation shall be in accordance with Sec. 33 M.D.L.

R402-4 BATHROOMS AND TOILET COMPARTMENTS

R402-4.1 Artificial light shall be provided.

R402-4.2 Bathroom ventilation shall be provided in accordance with Section 30 - M.D.L.

R402-5 PUBLIC SPACES

R402-5.1 GENERAL

R402-5.1.1 Adequate artificial light shall be provided for all public spaces in accordance with Sec. 178 - M.D.L.

R402-5.2 Public Entrance Spaces to building, shall be in accordance with Sec. 178 - M.D.L.

R402-5.3 Public Hallways and Stairs shall be in accordance with Sec. 178 - M.D.L.

R402-6 HABITABLE ROOMS OF LIVING UNIT BELOW GRADE

R402-6.1 For habitable rooms below grade, the depth of the finish floor below it adjacent outside grade level shall not exceed 4 ft. - 0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-7 VENTILATION OF UTILITY SPACES

R402-7.1 Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-8 VENTILATION OF STRUCTURAL SPACES

R402-8.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R402-8.2 All exterior ventilation openings shall be effectively and approximately screened where determined needed by the local FHA Insuring Office.

R403 DOORS AND ACCESS OPENINGS

R403-1 OBJECTIVE

R403-1.1 To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

R403-2 EXTERIOR DOORS

R403-2.1 Existing doors in sound condition and to remain should approximate in size the following and the minimum size of new doors installed in new openings shall be:

	WIDTH	HEIGHT
(a) Main entrance door	3'0" (1)	6'6"
(b) Service Doors	2'6"	6'6"
(c) Apartment entry door	2'8"	6'6"

(1) Where serving 5 or more Livings Units = 3'0" min.

R403-2.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

R403-2.3 Exterior doors shall have safe locks.

R403-3 INTERIOR DOORS

R403-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

R403-3.2 Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

a. Habitable rooms, 2 ft. - 6 in. wide.

b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft. - 0 in. wide.

c. Service stair doors, 2 ft. - 6 in. wide.

d. Cased openings, 2 ft. - 6 in. wide.

e. To public stairway enclosures, single door = 3 ft. - 0 in. wide; double door - each 2 ft. - 4 in. wide.

f. Height of all interior doors, 6 ft. - 6 in.

R403-3.3 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

R404 STAIRWAYS

R404-1 OBJECTIVE

R404-1.1 To assure that all stairways provide safety of ascent and descent and an arrangement of stair and landings which have adequate headroom and space for the passage of furniture and equipment.

a. Existing stairways in sound condition to remain, or to be repaired, shall not be seriously below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

b. New stairways to be constructed shall comply with the provisions of the MFS referenced just above.

c. Wooden stairs in good structural condition shall remain. Where wooden stairs include winders either at the top or bottom of a run, they shall be retained when acceptable to the Department of Buildings of New York City.

R405 HALLWAYS

R405-1 GENERAL

R405-1.1 Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R405-2 DISTANCE OF TRAVEL

R405-2.1 Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway should not exceed 20 ft. Where the stairway is enclosed, this distance should not exceed 30 ft.

R405-3 WIDTH

R405-3.1 Hallways providing access to stairways and serving more than one family should be not less than 3 ft. - 0 in. wide.

R406 ELEVATORS

R406-1 Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants.

R406-2 The provision of an elevator is recommended for buildings having four stories above grade level and containing more than two living units per floor. Where a building has five or more stories above grade and contains two or more living units per floor, an elevator shall be provided.

R406-3 See Chapter V, R501-7 and R502-4.1 for related provisions.

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R407 EXTERIOR APPURTENANCES

R407-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it should be replaced with a structure that appropriately serves the dwelling.

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CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

R500-1 To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 EXITS

R501-1 In building three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency, or shall comply with Section 187, 188 or 189 M.D.L. where applicable.

R501-2 Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.

R501-3 In three or more story structures accommodating more than one family, there shall be at least one noncombustible stairway, acceptable under either of the following conditions:

(1) An approved automatic sprinkler system in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all or on all floors, in compliance with Section 187 M.D.L. or

(2) The stairway shall be enclosed within walls providing not less than a 1-hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than a 3/4-hour fire resistance rating. Flush type, solid wood, 1 3/4-inch thich doorsare acceptable alternate. All doors shall be equipped with self-closing devices. No transoms shall be permitted.

R501-4 In three or more story structures containing a total of more than eight living units, one interior stairway of combustible materials is acceptable only where both sub-paragraphs (1) and (2) of R501-3 are provided.

R501-5 Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft.-0 in. above the floor. Where storm windows, screens or burgular guards are used, these shall be readily openable from the inside.

R501-6 Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

R501-7 Elevators shall not be considered a required means of egress.

R502 INTERIOR FIRE PROTECTION

R502-1 PARTY OR LOT LINE WALLS

R502-1.1 Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings, the wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than 2-hours (*) Existing walls shall have a fire resistance rating of not less than the following:

a. 3/4-hr., where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of non-combustible materials having not less than a 2-hr. fire resistance rating;

b. 2-hr., where a party wall separates two multifamily buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed twelve.

(*) Fire resistance ratings shall be in accordance with Standard Designation E119-61 of the American Society for Testing Materials. This test method is also NFPA Standard No. 251, and Underwriters' Laboratories No. UL 263.

c. 2-hr., where the residential building adjoins a non-residential building or property.

R502-2 WALLS, FLOOR, AND CEILING CONSTRUCTION

R502-2.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, shall be constructed in compliance with Section 189 M.D.L.

R502-2.2 Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned the construction shall comply with Section 189 M.D.L.

R502-2.3 The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

R502-3 SURFACE FLAME SPREAD RATINGS

R502-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM, (1) and as shown in the table below.

R502-3.2 Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R502-3.3.

Location	Class	Flame Spread Rating
Hallways, Stairways and other Exits	B	25-75
Within Living Unit except for Kitchen Space	C	75-200
Kitchen or Kitchen Space	B	25-75
Small Spaces Enclosing Heating or other Fire Hazardous Equipment	A	0-25

(1) This test method is also NFPA Standard No. 255 and UL 723.

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R502-3.3 Existing interior finish materials to remain, which have a surface flame spread rating of more than 200 shall be covered with an acceptable flame resistant paint.

R502-3.4 When required by the FHA Insuring Office, suitable tests for flame spread rating shall be submitted by an approved independent testing laboratory.

R502-4 ENCLOSURE OF VERTICAL OPENINGS

R502-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a 2-hr. fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R502-4.2 For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least 1-hr. fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R502-5 STORAGE SPACE

R502-5.1 Storage space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition of a masonry material having one hour fire-rating in accordance with 10.1.4 of Administrative Code N.Y.C. and a one hour self closing fireproof door B.S.A. approved.

R503-2 EXTERIOR STAIRWAYS

R503-2.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. (See R404).

R503-2.2 Where an exterior stairway is used it shall be self-supporting and constructed of noncombustible materials.

R503-3 ROOF COVERING

R503-3.1 Buildings of from One through Four Living Units.

R503-3.2 Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R503-3.3 Building of more than Four Living Units

R503-3.4 Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U.L. except for the following additional provision. Where the roof area of the property is greater than 4000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U.L. shall apply.

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CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

R600-1 To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength; (b) adequate resistance to weather and moisture; and (c) reasonable durability and economy of maintenance.

R601 STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300.

R602 REUSE OF EXISTING MATERIALS

R602-1 Reuse of existing materials will be permitted wherever same are in sound condition and approved in the judgement of FHA and Project Architect.

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CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

R700-1 To assure that the construction of the dwelling will provide: (a) sufficient structrual strength and regidity; (b) adequate protection from corrosion, decay, insects and other destructive forces; (c) necessary resistance to the elements; (d) reasonable durability and economy of maintenance; and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

R701-1 All structural components of the dwelling shall be in sound condition and considered serviceable for the espected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R702 EXTERIOR WALLS

R702-1 GENERAL

R702-2 Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks efiectively sealed.

R702-2 MASONRY WALLS

R702-2.1 Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 BASEMENT AND FOUNDATION WALLS

R702-3.1 Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be damp-proofed by bituminous coating and cement parging.

R702-3.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement walls.

R703 FLOOR CONSTRUCTION

R703-1 GENERAL

R703-1.1 All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 BASEMENT OR CELLAR FLOORS

R703-2.1 The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction over a crawl space and is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented, and height permitting, an acceptable ground cover material is installed on the ground in the crawl space.

R704 CHIMNEYS AND VENTS

R704-1 Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R705-1 Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing condition where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

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R705-1 INSPECTION

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

R705-2 PREVENTIVE MEASURES

R705-2.1 A number of preventive and protective measures against the several forms of infestation are:

a. Windows or other openings near grade to have snug-fitting screens;

b. Exterior doors to fit tightly and be flashed at sill;

c. Openings of pipes or ducts through floors or walls to have tight fitting collars;

d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortor, and holes filled with materials appropriate to adjacent work;

e. Provision of curtain wall below grade and supplementary to the foundations;

f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation;

g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;

h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.

i. Apply the precautions or corrective actions recommended by bonded exterminators.

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CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

R800-1 The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extreme of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801 GENERAL

R801-1 Where new work is required, all materials and workmanship are to be the best of their several kinds and in compliance with all building ordinances of New York City governing same.

R802 EXTERIOR WALLS

R802-1 Repairs to existing siding, stucco, or other exterior wall finish method shall use standards for new work as a guide.

R803 ROOF COVERING

R803-1 All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R803-2 Where existing roofs are beyond repair to meet the foregoing standards a new roof shall be installed.

R804 GUTTERS AND DOWNSPOUTS

R804-1 Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damages to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805 FLASHING

R805-1 All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806 WIDNOWS, DOORS AND OTHER OPENINGS

R806-1 Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should beguided by the following:

1. Repair, if work can be done in place;

2. Replace, if the entire component needs to be removed in order to restore;

3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2 Screens may be provided for all widnows, doors and other openings.

R806-3 Existing screens, and storm sash, where provided, shall be in suitable condition to serve the intended purposes.

R807 INTERIOR WALL AND CEILING FINISH

R807-1 Keenes cement plaster may be used on walls and ceilings of bathrooms, providing the walls around a bath tub is tiled to a minimum heigh of 6'-0" from the floor.

R807-2 Interior exposed brick walls will be acceptable, when properly cleansd pointed and painted with a silicone paint.

R808 FINISH FLOORS

R808-1 GENERAL

R808-1.1 Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 KITCHEN AND BATHROOM FLOORS

R808-2.1 Kitchen floors shall be of a durable, waterproof, non-absorption material such as asphalt, vinyl-astestos, vinyl-plastic, rubber tile, terrazzo or linoleum.

R808-2.2 Bathroom floors shall be of ceramic tile with a minimum 4" sanitary base.

R808-2.3 Wood flooring for these rooms is not acceptable.

R808-3 HABITABLE ROOMS (OTHER THAN KITCHEN)

R808-3.1 Finish floors in habitable rooms should be wood flooring or a resilient tile or sheet material. Concrete as a finish floor should be used only under special conditions, as in hot climates or where customs in a region indicate its general acceptability. Carpeting over a suitable underlayment is also acceptable.

R808-4 PUBLIC HALLWAYS AND ENTRANCE SPACES

R808-4.1 In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control should be considered in making selection.

R808-4.2 In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named under R808-4.1. A finish flooring that is resistant to water and dirt should be given special consideration in these locations.

R808-4-3 Carpeting of stairways is not recommended.

R809 PAINTING AND DECORATION

R809-1 Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

R809-2 Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

R809-3 Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

R900-1 To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation; (b) adequate capacity for its intended use; (c) protection from moisture, corrosion or other destructive elements; (d) reasonable quietness of operation; and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 See R202 Service and Facilities, for mechanical equipment. Also see R402-7 Ventilation of Utility Spaces.

R901-2 When it is proposed to use any or all of any mechanical equipment in a structure, a licensed mechanical engineer shall provide a report on all existing mechanical elements in the project involving heating, ventilating, plumbing, electrical work and elevators.

R901-3 The report shall setforth their condition, remaining useful life of various elements, immediately needed repairs and replacements and probable cost of such work.

R902 MECHANICAL VENTILATION AND AIR CONDITIONING

R902-1 Where mechanical ventilation is required for Kitchens, Bathrooms or Toilet Compartments, the installation of new equipemnt shall be in accordance with New York City Ordinances governing same.

R902-2 Exhaust air should not be circulated from one living unit to another, except where the air circulation system is already installed, and where it is considered this system will cause no adverse effect on the marketability of the property.

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners shall be in accordance with N.Y.C. Ordinances governing same.

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R903 HEATING

R903-1 Each property shall be provided with a central heating facility, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is at the design temperature of 0 degrees F. in all habitable rooms, bath and toilet rooms, hallways, basement and recreation rooms. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

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R904 DOMESTIC WATER HEATING AND STORAGE

R904-1 CAPACITIES

R904-1.1 Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water inquantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hr. 100 F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

R904-1.2 Where replacement by new equipment is needed, the water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R904-2 CAPACITIES - TANKLESS TYPE

R904-2.1 Instantaneous water heaters rated in gallons per minute - 100° F. Rise shall be at least equivalent to the following:

1 Living Unit served - 2.75 G.P.M.
2 " " " - 5.00 G.P.M.
3 " " " - 7.75 G.P.M.
4 " " " - 10.00 G.P.M.
5 " " " - 12.75 G.P.M.
6 " " " - 15.00 G.P.M.
7 " " " - 17.75 G.P.M.
8 " " " - 20.00 G.P.M.
9 " " " - 22.75 G.P.M.
10 " " " - 25.00 G.P.M.
11 " " " - 27.75 G.P.M.

R904-3 PROHIBITED LOCATIONS

R904-3.1 No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 VENTING

R904-4.1 All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 PLUMBING

R905-1 GENERAL

R905-1.1 The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 REQUIRED FIXTURES

R905-2.1 For required plumbing fixtures see paragraphs R401-6 to R401-8, CHAPTER IV.

R905-3 NEW PLUMBING WORK

R905-3.1 Where changes or additions are made to existing plumbing they are to be in conformance with the Plumbing Code of New York City.

R905-4 CONDITION OF EXISTING PLUMBING

R905-4.1 Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R906 ELECTRICAL

R906-1 GENERAL

R906-1.1 All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment. All installations to be in conformance with the Department of Water Supply, Gas and Electricity of N.Y.C. and National Board of Fire Underwriters.

R906-2 EXISTING WIRING AND EQUIPMENT

R906-2.1 Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraph R906-1.

R906-3 NEW ELECTRICAL WORK

R906-3.1 All new electrical work shall be installed in conformance with the Department of Water Supply, Gas and Electricity and the National Board of Fire Underwriters regulations.

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DEFENDANT'S

EXHIBIT
S. DIST. COURT
S. D. OF N. Y.
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DEFENDANTS EXHIBIT W - GENERAL STANDARDS AND CONTROLS FOR REHABILITATION OF PROPERTIES - WSURA

GENERAL STANDARDS AND CONTROLS FOR REHABILITATION OF PROPERTIES

WEST SIDE URBAN RENEWAL AREA

(approved as the basis of eligibility for Section 220 Mortgage Insurance by the FHA)

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INTRODUCTION

These standards and controls have been developed to serve as the basis for the rehabilitation of existing structures to provide accommodations and environment for family living which are decent, safe, livable and designed to have continuing appeal. They are geared to the rehabilitation of structures on a long-range basis, with an estimated mortgage life of 25 years, except for normal replacement items, and which will have sufficient income to meet all charges and expenses, and to provide a satisfactory return on the investment.

The requirements set forth herein supplement all State and local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

(a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York,

(b) Chapter 26, Title D, Multiple Dwelling Code of the Administrative Code of the City of New York,

(c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended, and

(d) Zoning Resolution of the City of New York

A DEFINITIONS

Multiple Dwelling

A "multiple dwelling" is a building containing three or more dwelling units.

Dwelling Unit

A "dwelling unit" is an apartment having a separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.

Living Room

A "living room" is any habitable space within a dwelling unit used for sleeping, study, social gathering or other human activity, but exclusive of such areas as bathroom, cooking spaces under 59 sq.ft., foyer, halls, dressing rooms, and closets.

Bedroom

A "bedroom" is a living room used primarily for sleeping purposes.

Kitchen

A "kitchen" is a living room used primarily for storage and preparation of foods which has a floor area of 59 sq. ft. or more.

Kitchenette

A "kitchenette" is a cooking space have a floor area less than 59 sq. ft.

Bathroom

A "bathroom" shall contain a toilet, lavatory and bathtub including shower.

B. BUILDING AND PROPERTY DEVELOPMENT

1. Residential Character

The property and building shall be residential in use and character: uses which are accessory to and harmonious with this residential character and which are legal uses under existing law shall be permitted, including that of a professional or home occupation nature serving primarily the residence area.

2. Building Bulk

No building shall be increased in height or increased in enclosed volume on the street side or be brought closer than 30 feet to the rear lot line.

3. Yards

Yards shall be free of trash and debris. No subsidiary structures, fences, open incinerators or similar subsidiary items shall be permitted which:

a. significantly obstruct light or air from doors or windows; or

b. obstruct a safe means of access to or egress from the building; or

c. create fire hazards, attract or harbor rodents, or create other unhealthful conditions; or

d. are structurally unsafe; or

e. create objectionable odors, noises, or view.

No wall or fence shall be more than 6 feet in height and any such wall or fence must be structurally sound, in good repair, of durable quality, and no more than 50 per cent transparent.

4. Stoops

Stoops generally shall be removed except where duplex units are authorized. Where the stoop is retained, improvement will be required.

5. Refuse Storage

Refuse shall be kept in rodent and odor proof containers which shall be placed behind or within suitable visual barriers and shall be accessible to dwelling tenants and refuse collectors.

C. SPACE AND OCCUPANCY

1. Objective

An over-all objective of the West Side Urban Renewal Project, of which the Pilot Rehabilitation Demonstration area in part, is the creation of a balanced neighborhood, including an adequate number of accommodations suitable for families with children. Particular distributions of apartments by size may, therefore, be required to accomplish this objective and to maintain appropriate densities. The distribution of apartments by size in each structure will be subject to review and approval.

2. Vestibule

In any multiple dwelling the vestibule shall have individual bells with apartment telephone and door control system. Locked mail boxes in conformance with U.S. Post Office Department Standards shall be provided. Every rebuilt vestibule and ground floor hall shall be of adequate width.

3. Apartment and Room Area

The minimum sizes of rooms and spaces shall be according to the following table:

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TABLE I

Minimum Room Size Requirements By Type of Use

Areas in Square Feet

Dwelling	L R	D S	KIT	or K'TTE	1st B R	Other B Rs	Total Storage Closets
OBR Efficiency	220	-	59	50	-	-	16
1 BR	160	70	65	58	135	-	24
2 BR	160	90	75	58	135	[illegible]	32
3 BR	170	90	75	58	135	85	40
4 or more BR	180	90	80	58	135	85	48 plus 8 for each additional bedroom.

Legend:

LR = Living Room

DS = Dining Space

KIT = Kitchen (59 sq. ft. or over)

K'TTE= Kitchenette (less than 59 sq. ft.)

Note: Apartments may be designed either with Kitchens or Kitchenetts, but minimum areas, as shown, shall be provided.

BR = Bedroon

Minimum Room Dimensions shall be as follows:

a) Width of main living room 10 feet

b) Width of each bedroom 8 feet

4. Bathrooms

No bathroom shall have direct access from a kitchen or kitchenette; in each dwelling unit containing two or more bedrooms at least one bathroom shall have direct access from a hall or foyer.

CONSTRUCTION STANDARDS

1. Objective

The construction standards and requirements set forth herein are designed to achieve structurally sound buildings with a minimum life of twenty-five years, exclusive of normal replacement items.

2. General Repair and Reconstruction

Any deterioration or failure of material, as evidenced by settlement, cracks, holes, leakage, inadequate drainage, rodents, insects or other conditions impairing the safety or sanitation of the building shall be repaired, replaced or otherwise corrected in a workmanlike manner with materials of good quality and reasonable durability.

3. Exterior Walls

Masonry walls shall be cleaned, patched, and pointed as required. Brick walls and patched stone walls shall receive one or more coats of paint, stucco, or other protective coating or shall be pointed and steam-cleaned. All metal work, including cornices and rails, shall be wire brushed and repainted. Metal flue stacks shall be removed and replaced, where necessary, with approved masonry flues and chimneys.

4. Roofs

Leaking, cracked and other deteriorated roofs shall be removed and entirely replaced with a new roof having a 10-year guarantee. Faulty flashing and deteriorated or leaking skylights shall be replaced.

5. Apartment Entrance Doors

Apartment entrance doors shall be sound, well fitted, freely moving; fitted with locks; free of surface defects, splits, scaled and chipped paint surfaces. Generally, new apartment entrance doors shall be provided; in multiple dwellings these shall be metal-clad, with metal bucks.

6. Floors

Floors shall be smooth, even and sound, and free from holes, splits, loose boards or excessive deflection. Wood floors receiving a clear finish shall be scraped, sanded, and steel wooled, leaving a clean,

clear finish which is free of blemishes and discolorations.

7. Walls and Ceilings

Walls and ceilings shall be smooth, even, sound, and free from holes and cracks; old paint and paper shall be removed and surfaces shall be sanded before repainting or repapering. All unsound or rotten plaster shall be replaced.

8. Woodwork

Wood trim shall be scraped and sanded to a smooth finish before painting or shall be replaced. Wood sash shall be weathertight and resistant to excessive infiltration or wind rattling. The surfaces shall be scraped and sanded smooth and all defective glass and putty shall be replaced before painting. Rotted, weak, or broken sash shall be replaced.

9. Special Area Treatment

Public circulation spaces shall be finished in light colored, durable, easily maintained materials and finishes. Untenanted basements, storage rooms and workshops shall have fire-retarded ceilings throughout, light colored walls, and smooth, level, and hard floors.

New stairs, where installed, shall be of steel construction. All multiple dwellings shall be provided with steel stairs and sprinkler systems.

Bath and toilet rooms shall have ceramic tile floors and sanitary base at lease 4 inches in height. Shower walls shall be surfaced with ceramic tile, glass or materials or similar quality to a height of at least 6 fe...

E. PLUMBING AND SANITATION

1. Yard Service

Every private yard shall have one hose bibb placed at the rear of every building with a deep-reach valve or inside cutoff.

2. Piping

All hot and cold water supply piping shall be new and non-ferrous materials. All piping shall be adequately sized to supply, drain, and vent all fixtures attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Piping not meeting these requirements shall be replaced. All new piping in any

habitable space shall be concealed in walls, floor or ceiling. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air, sound, or harborages for vermin or rodents.

3. Domestic Hot Water

Demostic hot water between 120°F. and 140°F. shall be centrally supplied to all dwelling units. The hot water heater, if separate from the heating plant, shall be electric, gas, or oil fired, and shall be vented through an approved flue in such manner as to insure against fire or asphyxiation hazard. Gas burning equipment shall conform to the standards of the American Gas Association (AGA).

F. HEATING

1. Design

Heat shall be centrally supplied to all dwelling units through a system capable of distributing 70°F. to all habitable spaces during 0°F. outside temperature.

2. Installation

The heating plant shall be installed in a separately enclosed space on the lowest floor, and shall be properly connected to an approved masonry flue. The system shall be durable, quiet in operation, and safe. All mains, branch piping, and ductwork in habitable spaces shall be concealed in walls, floor, or ceiling.

G. VENTILATION

Ventilation shall be provided in accordance with applicable requirements of the Multiple Dwelling Law and rules and regulations of the Department of Buildings of the City of New York.

H. LIGHTING AND ELECTRICAL DISTRIBUTION

Minimum window areas shall be in accordance with code requirements.

There shall be light throughout all public halls and stairs, natural or artificial, direct or indirect, sufficient to provide safe illuminated passage to all apartments and other public spaces in accordance with customary good practice.

The electrical system shall conform to the requirements of the U. S. Board of Fire Underwriters and the Department of Water Supply, Gas and Electricity of the City of New York.

I. GENERAL

1. Combined Structures

Where two or more structures are combined as a single-rehabilitated Multiple Dwelling, an elevator, or elevators, and common laundry facilities may be required.

2. Exceptions

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardship, a variance to such requirement may be permitted by the Federal Housing Administration and the Housing and Redevelopment Board, providing that no variance shall be permitted which is less restrictive than applicable State and local codes and ordinances.

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 7 ; '69
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DEFENDANTS EXHIBIT X - CONTINUE MEMO NO. 2 - NOVEMBER, 1966

[Nov 1966]

C-O-N-T-I-N-U-E
Of Neighbors To Insure Normal Urban Environment

Memorandum No. 2

The West Side Urban Renewal Plan is the only one in the entire United States to have as its most basic concept -- ETHNIC and ECONOMIC INTEGRATION. The Plan was worked out according to a carefully balanced formula. One unique part of this formula is to house low-income families (at low-income rents) in twenty per cent of the units of every middle-income high rise apartment building built in the twenty block area.

We can now be assured that this concept is truly realistic by three new Federal and State 'rent supplement tools' which were not in existence at the time the West Side Urban Renewal Plan was passed -- Tools which will make it possible for the entire range of low-income families (from Welfare on up) to be housed in middle-income high risers.

The purpose of this memorandum is to explain these tools.

* * * * *

In order to achieve a racial and economic balance, the Plan specifically called for the inclusion of a significant number of middle and high income units in the area. If no middle and high income families want to live in the area because of the preponderence of low income housing, the Plan will fail to achieve its most notable objective. This failure would not only set-back the cause of urban renewal in New York City, but would have a profound effect on housing throughout the nation.

Thus far, the Plan is achieving its objective.

BUT -- there is now an effort to secure a beyond-the-Plan increase of public housing in the twenty blocks. This pressure has arisen, understandably, from the leaders of some nine hundred low-income families in the area who have not yet been relocated into standard dwellings. These families need low income housing. They think the only way to get low income housing is in public housing developments. The Plan provides for the relocation of displaced

tenants into safe and standard housing elsewhere (according to the specifications in the Plan's 'Tenants' Bill of Rights), with the understanding that they have top priority to return to the area as soon as the new dwellings are built (in one to three years).

The entire matter of the 2,500 low income housing units - provided in the Plan - will be discussed when the Fourth Revision of the Plan comes before the Board of Estimate on December 9th. If at that time our City officials are persuaded to call for more public housing in the area than is provided for in the original Plan, they would be showing the rest of the country that a pilot integration area cannot be achieved. They would be selling the Plan down the river - showing that New York City can't do it.

To give in to present pressure - largely engendered by a small, well-organized, non-representative group - would be to sabotage the all-important, long-range objectives of the Plan; objectives which are essential not only to this area, but to the entire nation.

The system of integrating 20% low income units throughout the middle income apartment dwellings is a fine experimental concept and it cannot and must not be abandoned in favor of any more segregated public housing developments. We believe that with effective use and vigorous administration by the City, the Plan's goal can be achieved.

Now to describe the rent supplement tools which will insure:

THAT THE CITY CAN MORE THAN MEET ITS COMMITMENT OF 2,500 LOW INCOME UNITS IN THE WSUR AREA...

CAN DO SO EVEN IF SITE 36 is ALLOCATED TO THE STRYCKER'S BAY 221 (d)(3) CO-OP...

AND CAN DO SO WITHOUT THE ADDITION OF ANOTHER PUBLIC HOUSING SITE.

FEDERAL RENT SUPPLEMENT PROGRAM

In his message to Congress, President Johnson described the Federal Rent Supplement Program as "the most crucial new instrument in our effort to improve the American City."

Robert C. Weaver, Secretary of the Department of Housing and Urban Development defined the program in these words: "It gives low income, ill-housed families a chance to live in decent, safe and sanitary housing (new or newly rehabilitated) without being insulated from other members of the community and without threat of eviction when their incomes increase." (or decrease.)

This program is available for sponsors or owners of private non-profit groups, limited-dividend corporations, or cooperatives if they are financed under FHA's Section 221 (d)(3), as well as certain other FHA-insured mortgages where a commitment has been given after August 10, 1965. Examples of the latter: Buildings financed under 202 which include low income co-ops; and under 231, subsidized housing specifically built for the elderly.

The below-market-interest-rate section of the 221 (d)(3) is now under discussion for Site 36. Since the various people we have interviewed on this question (in and out of government) have come to the same conclusion, namely, that this is a flexible and commendable program in line with all the most basic precepts and aspirations of the West Side Urban Renewal Plan, we will discuss the Federal Rent Supplement Program in light of 221 (d)(3) sponsored housing. And we recommend that in the case of the many non-profit sponsors, consideration be given to this kind of financing.

SOME QUESTIONS AND ANSWERS

QUESTION: What is a Federal Rent Supplement?

ANSWER: The tenant pays 25% of his gross income (or monthly household income) toward rent. The rent supplement paid by the Federal Government to the project owner is the difference between the 25% and the full market rent or carrying-charge for the particular dwelling unit occupied. No payments are made directly to the tenant.

QUESTION: Which tenants are eligible for a Federal Rent Supplement?

ANSWER: Low income families - or individuals - whose income would make them eligible for public housing. There is no "bottom-income level since any family wholly supported by Welfare can qualify. The top income levels are as follows:

For a family of one person, income must not exceed $3,888 per year; for a family of two people, income must not exceed $5,256 per year; for a family of three people, income must not exceed $5,360 per year; for a family of four people, income must not exceed $5,760 per year; for a family of five or more people, income must not exceed $6,100 per year.

If the tenant is 62 years of age or older, he may have assets up to $5,000. Otherwise, the assets must not exceed $2,000. (Furniture, clothing and personal property are not counted as assets. Assets do include a car (at trade-in value), bank accounts, etc.

Excluded from gross income is:

$300 of any secondary earnings of a child under 18 years of age.

Child-care expense (for any child under 13 years) when the child-care enables a wage-earner to work.

Medical and nursing care expenses for the chronically ill or disabled.

The Federal Rent Subsidy Tenant must have one of five other qualifications. The two most important qualifications to be a FRS tenant are:

. Displacement by urban renewal - or

. Living in sub-standard housing.

So far as the sponsor is concerned:

The rentals or carrying charges must not exceed pre-determined maximums. (The rental charge or carrying charge includes electricity, painting, decorating, and when necessary, replacement of utilities.)

Four illustrations of how the Rent Supplement Program works - and can work in the West Side Urban Renewal Area:

. Mr. Smith earns $75 per week and has a wife and 3 children. He needs a 3 bedroom apartment consisting of 5½ rooms. Let us suppose that the rental or carrying charge of that apartment is $140. He would, under the Rent Supplement Program, be required to pay $75 per month - ¼ of his income - and would be subsidized by a direct payment to the sponsor in the sum of $65 per month paid by the Federal Government.

. Mrs. Jones has four children and no husband. She earns $40 per week. In addition, she receives aid from Welfare to her dependent children in the sum of $45 per week. Mrs. Jones pays $15 per week for child-care. Her gross income per week, therefore, is $70. Her monthly rental or carrying charge would be $70 per month. Mrs. Jones also needs a 3 bedroom apartment (which the sponsor rents at $140 per month.) Her subsidy from the Federal Government would be $70 per month.

- Mr. Brown has a wife and 3 children. He earns $105 per week. He needs a 3 bedroom apartment which the sponsor rents at $140 per month. He will pay $105 per month. The subsidy in his case is $35 per month. Mr. Brown loses his job. He immediately obtains a new job at $95 per week and his rent subsidy is immediately increased to $45 per month.

- Mrs. Adams is wholly on Welfare, has four children and no husband. She needs a 5½ room apartment (renting at $140 per month). The Welfare Department has established a rental of $80 for her current sub-standard apartment. Mrs. Adams will consequently pay $80 per month (supplied by Welfare) and the sponsor will receive a direct supplement from the Federal Government of $60 per month.

QUESTION: How can Mrs. Adams (living entirely on Welfare) manage the downpayment for her cooperative apartment - as contemplated for Site 36 or for any other 221 (d)(3) projects, whether financed at below-market-interest rate (three per cent) or at the prevailing market interest rate?

ANSWER: Any prospective cooperative applicant is required to pay only $90 per room in order to own his apartment (as opposed to the Mitchell-Lama co-ops where the sponsor may obtain a mortgage only up to 90%. As a consequence, Mitchell-Lama cooperative buyers are required to pay $500 to $600 per room as is the case in the four co-ops now nearing completion in Stage I. Since the downpayment is so small for a 221 (d)(3), funds will be made available for Welfare clients to buy their own apartments. In Mrs. Adams' case, for example, the downpayment on her entire 5½ room apartment is only $495.

QUESTION: Would all the apartments in a single building be available for Federal Rent Supplement?

ANSWER: Not necessarily. Although Federal Rent Supplement is available for 100% of the apartments in a single dwelling, in practice, sponsors tend to have both rent-subsidized and full rent paying (low income) tenants in order to afford more of an economic mix. In the case of the 221 (d)(3) co-op planned for Site 36, some 60% of the apartments have been requested as rent-supplemented units in order to provide dwellings for many of the low income WSUR relocatees who could not get into public housing or who prefer cooperative housing. This would mean that 113, ranging from 4 bedroom to 1 bedroom would be rent subsidized.

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QUESTION: How long will the Federal Rent Supplement Program last?

ANSWER: For the life of the mortgage on the development, forty to fifty years.

QUESTION: What is the estimated carrying charge for the proposed site 36 221 (d)(3) co-op?

ANSWER: About $25 per room, but this includes $2 for gas and electricity, 80¢ for decorating and other personal benefits, 28¢ to cover a contingency reserve relating to vacancies which would be eliminated the moment the project is 90% rented, $1.25 which would be eliminated the moment the stores are rented on a long-term lease. Therefore, the cost per room would actually be about $20.60 per month. In addition, there will, of course, be a tax benefit to the individual cooperators on their personal income (for those who are wage earners and who pay income tax.)

QUESTION: What are the advantages to the sponsor of the 221 (d)(3)?

ANSWER: Among the most important: The non-profit sponsor gets 100% mortgage coverage. He gets a guarantee that whether we pass through depressions or not in the next half century, the sponsor can rest assured that he will always be guaranteed the rent supplements agreed upon in the initial rent supplement contracts.

QUESTION: If sponsors decide to have a 221 (d)(3) or a 231 (for elderly), can they apply for a Federal Rent Supplement Program under these Sections before their architectural plans have been completed?

ANSWER: Yes. In fact, a request for rent supplement should be made to the FHA before plans have been completed. As soon as the sponsor is designated, he may request an allocation. Says Robert Weaver, Secretary of Housing and Urban Development: "FHA will give sponsors all possible help in planning, developing and carrying out a successful rent supplement operation."

The Second New Tool is:

THE PUBLIC HOUSING LEASING PROGRAM

Under the Federal "Leasing" Program, the New York City Housing Authority now has permission to rent 1,500 apartments from private owners and re-rent them to low income families at public housing rates. It is obvious that a good many of these 1,500 apartments will be available for the West Side Urban Renewal Area where a great many new middle income buildings are going up and where sponsors and tenants understand and welcome the principle of low income families being integrated into middle-income housing.

The Third New Tool is:

THE STATE CAPITAL GRANT RENT SUBSIDY PROGRAM

This program applies only to middle income rental apartments where the sponsor has received City or State aid.

In practice, 20% of the apartments in middle income dwellings are reserved for low income tenants. The tenant pays either $18 per room per month, or one-fifth of his net income, whichever is higher. The difference between what the low income tenant pays and the regular rental paid for the same apartment layout by other tenants is met by monthly payments to the sponsor by the State Housing and Finance Agency.

Although there is no stipulation to this effect, the Department of Relocation operating in the WSUR Area gives preference to those tenants who can afford only $18 per room per month, as opposed to tenants whose income enables - and consequently requires - them to pay several dollars more per room. This is provided, of course, that other qualifications are equal.

The State Capital Grant Rent Subsidy Program is already working - exactly according to plan - in Independence House. And it is scheduled to operate in the next rental apartment to be built - West Side Manor on Site 13.

SKEWED RENTAL PROGRAM

Skewed Rental can be considered the predecessor of all these tools mentioned as it was the only one in operation when the Plan was passed in 1962. Skewed rental operates only in middle income Mitchell-Lama cooperatives. Twenty per cent of the apartments are set aside for low income tenants. These tenants buy their apartments for $500 to $600 per room. In many cases they borrow the money

to do so on a Hope Loan. They pay back the loan over a ten year period. Aside from the loan payments, they pay $13 per room per month carrying charges. The middle income cooperators pay the difference between that $18 per room and the middle income cost of the apartment. (However, these middle income cooperators are getting their apartments at much lower rents than they would pay for a commensurate apartment in which the sponsor had not been aided by the Mitchell-Lama Program.

WITH THESE FOUR RENT SUPPLEMENT PROGRAMS IN OPERATIONS, WE WILL BE ABLE TO ACHIEVE AND TO FURTHER THE GOALS OF THE WEST SIDE URBAN RENEWAL PLAN - TRUE ECONOMIC AND ETHNIC INTEGRATION.

In addition, the lowest income people would not be set apart in "identifiable" public housing developments, but would become a part of the mixed and economically balanced housing development, contributing and involving themselves both in that development and in the community.

FURTHERMORE: WITH THESE FOUR RENT SUPPLEMENT PROGRAMS, THE CITY CAN MORE THAN MEET ITS COMMITMENT OF 2,500 LOW INCOME APARTMENTS IN THE WEST SIDE URBAN RENEWAL AREA, AND CAN DO SO WITHOUT THE ADDITION OF ANOTHER SITE SPECIFICALLY SET ASIDE FOR PUBLIC HOUSING.

There are currently 955 units of public housing fully occupied. This figure excludes the Douglass Addition, but includes 165 units in 860 Amsterdam Avenue. Though several blocks outside the WSUR Area, this public housing development houses relocatees from the WSUR Area.

There are currently 499 New York City Housing Authority rehabs in construction or pending construction (with construction bids being taken now). This totals 1,454 public housing apartments in the WSUR Area.

980 low rent units have been scheduled in middle income housing. In addition, if sites 5 and 10 go from fully tax paying to middle-income housing (part of the fourth revision recommended by the HRB to be presented to the Board of Estimate on December 9th) 20% of these 523 Mitchell-Lama units will become low income apartments, adding 105 low income units to the total.

In our first memorandum, site 36 (if designated as a 221 (d)(3) cooperative) was set down by the HRB as contributing only 25% of its 189 apartments to the total low rent figure.

However, as we have shown, it is far more likely that 60% of 113 units will be rent-supplemented, thus increasing the total low income unit figure to 2,652.

It should be borne in mind at this point that the non-rent-supplemented apartments in the proposed 221 (d)(3) cooperative will be coming in at the monthly carrying charges of just of $20 (or, with gas and electricity and other services counted, under $25 per room). Even this figure approximates many public housing rental figures. For example, an article in November 26, 1966, New York Times states: "Rents will go up for 20,000 families living in eighteen low rent public housing projects, the Housing Authority announced yesterday. The increase will average 88¢ a room a month in 15 projects and between $2 and $3 a room a month in the other three. The tenants now pay a monthly rent of between $20 and $22 for each room."

Using these public housing figures, it would be quite in order to consider all the 189 apartments in the proposed 'site 36' 221 (d)(3) cooperative as low rent apartments, bringing the total in our 'count-down' up to 2,728.

Westview, on 97th Street, yields another 12 low-rent Capital Grant subsidized apartments which have been specifically set aside for residents of the WSUR Area - bringing the grand total to (depending on which low-income count is given to the proposed Site 36 co-op) 2,664 or 2,740 units in the West Side Urban Renewal Area.

In a vote taken at Strycker's Bay prior to the June 22, 1962 Board of Estimate meeting, when the West Side Urban Renewal Plan was passed, the community voted 58 to 9 in favor of the City version of the Plan - which meant 1,000 units of low income housing. However, the day before that Board of Estimate meeting, several persons purporting to represent the community persuaded Mayor Wagner to 'up' the 1,000 figure to 2,500, before the West Side Urban Renewal Community had a chance to express their views before the Board of Estimate. Representatives of those 58 WSUR neighborhood organizations were met on the morning of the Board of Estimate hearing with a fait accompli. The New York Times carried the story that the Mayor had 'upped' the figure to 2,500.

Though their voice had not been heard, the community took this 2,500 figure in good faith, accepted it without criticism and has, until this time, cooperated with the HRB to the best of their ability in order to make the Plan work. They continued to do this even when, as they had predicted, full tax-paying sponsors were, in fact, frightened off by the large number of low income apartments

Further, to cloud the statistical approach to the housing program.

now incorporated into the Plan. And consequently, one important element in the ethnic and economic integration picture virtually disappeared.

We feel that the community would also accept the now-swollen figure of almost 2,800 low income apartments. They would accept this because the additional apartments will be in middle income buildings, and this will not really pervert the basic concepts of the Plan.

BUT, at the last Board of Estimate meeting the amendment concerning sites 5 and 10 was delayed until the matter of site 36 could be settled! What exactly does this mean?

Site 36 was originally scheduled as a public housing site. The fourth revision of the WSUR Plan would change this to a 221 (d)(3) cooperative. We have already seen that the Federal Rent Supplement Program will enable the 221 (d)(3) cooperative to house not only low income families, but also families completely on Welfare. And we have seen that occupants of even the non-supplemented apartments will pay carrying charges equal to the rents in many public housing apartments.

But advocates of more and more and more low rent housing are claiming that if Site 36 is 'given' to the 221 (d)(3) co-op, then another site, perhaps 5 or 10, or both, must be designated for public housing sites.

Perhaps because they are unaware of the 'new tools' detailed in this memorandum, the advocates of more public housing developments in the WSUR Area claim that the 921 low income families remaining in the Area, living in sub-standard housing and waiting to be relocated must have new public housing developments built for them. Naturally, one public housing development could not house all the remaining families. It would take two or three or four more new buildings to do so.

We cannot feel that these 'public housing advocates' are entirely sincere in their wish to help the 921 families waiting to be relocated. Why? They reject any mention of the fact that some of these families might actually prefer to be relocated within the next few weeks or months to standard low income housing outside the West Side Urban Renewal Area. These families have, according to HRB and the NYC Housing Authority top priority to be moved into standard dwellings (some with rents as low as $14 per room). At the same time, they will continue to have top priority to be moved back into the low rental apartments in the West Side Urban Renewal Area - when those apartments are built!!

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E-1197

The public housing advocates claim that the 921 families prefer to remain in their squalid, overcrowded, sub-standard, temporary dwellings within the WSUR Area for the next few years, waiting for new low rent housing to be built. Perhaps these 921 families do prefer this, but it seems extremely unlikely.

BUT, whether these families prefer to remain in the temporary, sub-standard dwellings or whether they prefer to be relocated to standard housing outside the area, and later wish to exercise their priorities to move back into the West Side Urban Renewal Area in one to three years, ONE POINT IS QUITE CLEAR:

> With the new tools available, there are more than enough low income units programmed to allow the City jto fulfill its obligations to all these families, as well as to meet its 2,500 low income commitment -- and to do so WITHOUT THE ADDITION OF ANOTHER PUBLIC HOUSING DEVELOPMENT IN THE WEST SIDE URBAN RENEWAL AREA.

Another matter is quite clear:

Although the West Side Urban Renewal Community accepted without complaint the arbitrary 'upping of the 1,000 Plan-proposed low rent apartments by 150% and although they will probably accept the further increases as outlined in this statement, the community would most certainly:

> VIOLENTLY OPPOSE ANOTHER - PROBABLY ETHNICALLY-SEGREGATED, CERTAINLY ECONOMICALLY SEGREGATED PUBLIC HOUSING DEVELOPMENT WITHIN THE WEST SIDE URBAN RENEWAL AREA.

Such a housing development would completely violate both the four year old promises of New York City and the unique and potentially history-making promises of the Plan itself. Furthermore, such an unnecessary violation of the West Side Urban Renewal Plan might well stop other middle income individuals from investing ; their capital in any other renewal programs the City might undertake. If the promises of the Plan are not met in the WSUR area, why should anyone believe that the City would meet their promises in any other renewal area? "Forewarned is forearmed."

As far as the West Side Urban Renewal Area is concerned, any more public housing developments anywhere in the twenty block area would mean, in effect, that the HRB, the Department of Relocation, and other New York City officials and agencies involved in ; this unique plan do not have sufficient dedication to the basic concepts of the Plan to see to it that the new low income 'tools are effectively used.

It would also mean that our City can be swayed by a small, well-organized, vocal group with extremely short-sighted ends. Ends which can easily destroy the West Side Urban Renewal Plan.

And it could, therefore, mean the withdrawal from the West Side of middle income and (if any still remain!) full tax-paying sponsors...potential brownstone homeowners...middle income cooperators and middle income tenants. This withdrawal could be a very dramatic one. And it might very well prove a disastrous one to the continued life and success of this presently unique and inspiring West Side Urban Renewal Plan.

E-1199

DEFENDANTS EXHIBIT AA - A CRITICAL STUDY
OF THE WSURA - J. GAYNOR - MAY 10, 1972

DEFENDANT'S

AA ID

The experience of public housing in the nation and certainly in

E-1200

A CRITICAL STUDY OF THE WEST SIDE URBAN RENEWAL PROJECT, NYP-43

E-1201

James Wm. Gaynor
39 Broadway
New York, N.Y. 10006

May 10, 1972

Trinity Housing Company, Inc.
and
Trinity Episcopal School Corporation
c/o Demov, Morris, Levin & Shein
1180 Avenue of the Americas
New York, New York 10036

Gentlemen:

In accordance with your recent request, I am enclosing copies of a Critical Study of the West Side Urban Renewal Project, NYR-43.

It is regrettable that the assigned timetable did not permit an extension of the Study content but, despite such acknowledged limitations, conditions in the West Side Area bear far more eloquent reasoning for the need of prompt, corrective action if the basic concept of the Project is to be salvaged.

Sincerely,

James Wm. Gaynor

James Wm. Gaynor

E-1215

E-1202

A CRITICAL STUDY

OF THE

WEST SIDE URBAN RENEWAL PROJECT, NYR-43

James Wm. Gaynor

May, 1972

E-1203

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WEST SIDE URBAN RENEWAL PROJECT

Background - The Plan and the Promise

The West Side Urban Renewal Area is bounded by 87th and 97th Streets, Central Park West and Amsterdam Avenue, in the center of the Park West-Morningside community. The feasibility of the renewal of the Area was first confirmed in an evaluative study by the City Planning Commission, published in 1958. Subsequently, the Urban Renewal Board was created and designed as the agency responsible for the renewal of the Area.

In May, 1959, the Urban Renewal Board published a Preliminary Plan for the Area. Pointing out that in the past the Park-West Morningside community was among the most desirable residential quarters of New York, the Board cited such basic amenities as Central Park and Riverside Park and the many available transportation services to midtown and downtown Manhattan.

The Plan represented a substantial and more realistic revision of the 1955 sweeping proposal of the Mayor to renew the entire west side of Manhattan from 59th to 125th Streets and from Central Park to the Hudson River, as the initial step to make New York a "slumless" city.

The Plan outlined the conditions in the Area, particularly with respect to structures, traffic flow, tax base, income, ethnic background of the site occupants. The high turnover of population resulted in an out-migration of the white occupants and their replacement by Puerto Rican and black families. The earlier City Planning Commission Study reported a distinct shift in the ethnic composition of the population between

1950 and 1956, with substantial increases in the black population, and particularly in the Puerto Rican population, in contrast to a marked decrease in the remaining white population.

The Plan recognized the problems brought about by the population changes, reflected principally in drastic overcrowding of the residential units and severe enrollment problems in the public schools. Notwithstanding the problems, the plan concluded that "the West Side Urban Renewal Area offers a challenging opportunity: to prove that a well-conceived urban renewal plan, developed in consultation with the citizens of the community involved, can restore a neighborhood to its former high quality without destroying its individual character. In meeting this challenge, the successful execution of the West Side Urban Renewal Plan will demonstrate that a prime, centrally located urban area can be revitalized to produce higher tax returns while housing a broad and sound diversity of economic and ethnic groups".

The Plan included one public housing project, to be financed by the State, and 7400 dwelling units of new private rental and cooperative housing, with one-third in the moderate rental range and the remaining two-thirds to be full tax-paying housing. The Plan estimated a more than fourfold increase in annual real estate tax income from approximately $800,000 to an estimated $3,730,000.

The Preliminary Plan was replaced in 1961 by a formal Project Proposal in which the new housing mix was altered considerably, principally to increase the number of moderate rental units at the expense of the full tax-paying units and to double the number of public housing units. (It should be noted that the various plans for the Area all included

rehabilitation of existing units, possibly more than 3000, but specific completions have not been reported, and available units can only be estimated).

Meanwhile, construction was already underway in the northern periphery of the Area for a large Title I conventional development of 2525 units and a public housing project, the largest in Manhattan, with a total of 2193 units.

In 1968, the Housing and Development Administration published a Progress Report - Community Development Program - which listed further changes in the housing program in the West Side Urban Renewal Project. Again, the major change was the increase in moderate income units at the expense of the full tax-paying units. The public housing units remained constant at 800.

Current Concept

By 1972, however, the entire housing mix was revised in order to accommodate the various financing programs made available to permit low-income families to reside in moderate-income apartments. These included the State Low Rent Assistance Program, Sec. 221, d-3 of the Federal Housing program, succeeded by Sec. 236 and the public housing lease program. The 1972 revisions resulted in the increase of the number of public housing projects from 2 to 6, from 800 units to more than 1200, but most significantly, in the creation of more than 1500 additional units for low-income families within moderate-income developments. The last change has been made possible, in addition to government-assisted programs, by so-called "skewed" rent schedules, whereby higher income families subsidized the charges of low income occupants.

E-1207

The new housing mix is shown in the following chart, which dramatizes the increase in the low-income accommodations, almost four-fold from the 1961 Proposal of 10.3 per cent to 38.4 per cent, and the complete elimination of full tax-paying units. The HDA breakdown between low-income and moderate-income units within the so-called "Mitchell-Lama" and Sec. 236 middle-income housing developments is based on a ratio of 30 per cent low-income within each development. This breakdown is not accurate within those developments already financed under Sec. 236, inasmuch as the State Department of Social Services has ruled that the Sec. 236 rental schedules fall within the permissible limits for welfare families. Consequently, the 30%-70% ratio does not obtain and conceivably all units could be assigned to welfare recipients. Already, 2 of the scheduled middle-income developments have been tenanted under Sec. 236 and the public housing lease program resulting in an occupancy of an estimated 80% low-income families, with no consideration of ethnic background. Consequently, the HDA Scheduled Program for new construction must be revised drastically if realistic consideration is to be given the experience in tenant selection under Secs. 221 d-3 and 236. The housing mix projections now can be revised to show the possibility that of the estimated 7800 dwelling units, scheduled or completed, as many as 61% could be occupied by low-income families, and 39% by middle-income families. Such a probability would far exceed the occupancy portion of the Area prior to the Renewal Project, which was to "demonstrate that a prime, centrally located urban area can be revitalized to produce higher tax returns, while housing a broad and sound diversity of economic and ethnic groups".

West Side Urban Renewal Area
New Construction

	U.R.B. Preliminary Plan 1959	(%)	U.R.B. Original Proposal 1961	(%)	H.D.A. Progress Report 1968	(%)	H.D.A. Scheduled Program 1972	(%)
Low Income	400	5%	800	10.3%	800	11%	2,850	38.4%
Moderate Income	2,467	32%	4,200	53.7%	5,629	77%	4,567	61.6%
Conventional	4,933	63%	2,800	36%	852	12%	0	
Total	7,800		7,800		7,281		7,417	

Revised and Estimated Total Programmed New Construction & Rehabilitation*

Low Income	4,750	61%
Moderate Income	3,028	39%
Total	7,778	

*Basis - Sec. 221d-3 - 100% low income
Sec. 236 - 80% low income

E-1208

E-1209

Further, to cloud the statistical approach to the housing program, the HDA secured, in February, 1972, the approval of the City Planning Commission to a change deleting all references in the Plan to "public housing" and substituting therefor "low income housing". Despite the nomenclature, the New York City Housing Authority would operate, as public housing, six developments with more than 1200 units, and would have some responsibility, together with the HDA, in the selection of tenants, under the lease program, Sec. 236, rent supplement and welfare assistance, for the balance of a revised estimated total of more than 4750 low-income units.

Conclusions

The West Side Urban Renewal Plan has faded from the 1959 concept of basically tax-paying properties to a program of government-assisted housing, all receiving some form of tax abatement. The assessed valuation of all properties has increased only 13% since 1960 - scarcely approaching the fourfold increase envisaged in the original plan. In fact, the new developments, whether public housing or government-assisted, pay only 10% of the shelter rent roll in lieu of real property taxes. Public and low income housing is scheduled to increase from the 1959 estimate of 5% of the total mix to a current estimate of more than 60%. Moderate-income units, which disguise low-income units under Sec. 236, increase from 32% to approximately 40%. The conventional housing program, fully tax-paying, originally planned at more than 60% of the total mix is eliminated.

The West Side Urban Renewal Area has been completely transformed from its original concept of demonstrating a large scale program of conservation, rehabilitation, spot clearance and redevelopment.

It has witnessed an out-migration of white residents (See Population Chart, following) and in its final and third phase, it may well approach a concentration of public housing combined with rent supplements, welfare assistance and below-market interest rate mortgage financing, - all at the expense of moderate-income housing. For example, under the HDA's "skewed" rentals, a higher income tenant may pay as much as $320 per month for a 2 bedroom apartment in contrast to the public housing rental of $86 for an identical apartment in the same development.

The HDA Administrator was quoted in 1971, as follows:

"The final phase now being implemented reflects a careful reassessment of current community housing needs...it reflects the diverse views and opinions expressed by the West Side organizations in numerous meetings during the last few weeks".

"The West Side Area is often cited nationally as a prime example of the constructive use of urban renewal to achieve an exciting, varied and ethnically and economically integrated community. This last phase is being implemented in that spirit".

Actually, the Administrator is not responding at all to the "community housing needs". He has given no estimate of the number of original site occupants currently eligible for public and low-income housing. In fact, he may have grossly over-estimated that number in the current site designations for public housing and moderate income (30% to 80% low income) housing. Perhaps most importantly, from the standpoint of orderly planning, he is presiding at the complete degradation of the original area development concept. Instead of preserving Columbus Avenue as the center, the "boulevard" of the Area, the final phase would

E-1211

West Side Urban Renewal Area

U.S. Census Population Distribution

	1960	1970*
Total	38,357	25,548
White	65.8%	52.9%
Black	9.5	12.1
Puerto Rican	24.7	35.0

*New York City Data, Extrapolated for West Side Urban Renewal Area.

show 3 public housing projects, at least 2 Sec. 236 rent-assisted developments on Columbus Avenue and the possibility of rehabilitating 2 sites that, if only on the basis of aesthetics, and ignoring the need for additional units, should be demolished.

The final phase does not reflect the views of some West Side organizations. It does not reflect the views of brownstone owners and apartment cooperators and tenants who moved into the area and joined the community with the understanding that there was to be a sustained approach toward providing housing for "a broad and sound diversity of economic and ethnic groups". Most certainly, it cannot reflect the views of the residents of Central Park West, representing more than 20% of the total assessed value of the Area. Conversely, the phase reflects the views of the very organizations that have beset the Project since its incertion. It appears to reflect a compromise with the squatters and their leaders who have successfully intimidated the present City administration. In 1971, a group of squatters, not former site occupants, pre-empted a newly completed cooperative development, awaiting owner occupancy, and were displaced only after being granted some degree of official priority, if not sanction, under the euphemism, "emergency housing occupants". One neighborhood group has concentrated exclusively in demanding additional housing for low income families. Such a dedication is commendable but if carried to its extreme could be satisfied only by developing a "satellite city" of public housing. The HDA has wandered far from the pious statement of the 1959 Urban Renewal Board that "the needs and opinions of citizens who are directly affected by the urban renewal plan may be expressed and reflected in official decisions and proposals of the Board".

Total Develop- for Construction for Construction

E-1213

The experience of public housing, in the nation and certainly in New York City, has proven that the concept of the 1930's simply does not accommodate the problems of the 1970's. By law, public housing may accommodate only families of low income. That is its public purpose and its basic function. Today, families of low income will represent a substantial percentage of minority groups. Faced with substandard shelter and no freedom of choice, these minority group families must necessarily gravitate toward public housing. The result is that public housing tends to become minority group housing, as may be demonstrated in the chart, following, showing the ethnic distribution of households and the percentage of welfare recipients in the New York City Housing Authority developments.

In recognition of the social and economic stratification of public housing, New York State, in 1965, initiated a pioneer program of assistance to enable a small percentage of low-income families to live in middle-income housing. It was intended to bring about a social and economic integration that was not considered possible within public housing. The federal counterpart, Section 236, establishes no percentage limitations and, if not restricted, can result only in an alternate to public housing.

Finally, the HDA is not about to "achieve an exciting, varied and ethnically and economically integrated community". Its new dependence on public housing and government-assisted housing can only stimulate the basic mobility of the middle income families who, abhorring a vacuum of low income surroundings, will exercise their right of choice and move out. The HDA is moving contrary to the original West Side Urban Renewal concept. The original proposal was designed to reverse the trend toward

E-1214

New York City Housing Authority

Ethnic Distribution, Households

	1960	1970
Total Households	107,098	150,182
White	42.5%	31.3%
Black	39.5	46.8
Puerto Rican	17.5	21.0
Other	0.5	0.9

Percentage Distribution, Welfare Recipients, Households

1960	1970
16%	27%

a decaying neighborhood, increasingly populated by minority group families. Instead of revitalizing the community, it appears to dismember it. A sound housing mix can insure a sound neighborhood, while an improvised response to political pressure can destroy a sound concept. There is a need, here in the West Side Area, to appreciate that this final phase, unless corrected, can pervert the basic urban renewal purpose.

If the West Side is not to become another stratified enclave, the HDA must be convinced that no longer can the Area become the victim of the vagaries of vocal adversaries, under the guise of advocacy planning. The crying need here is the recognition by HDA of those community groups that have a basic social and economic stake in the future of the Area.

Recommendations

On the assumption and the experience that the HDA is not agreeable to any modification of its approach toward low-income domination of the Area, the logical alternative is to seek remedial action through the federal Housing and Urban Development Department, either through the Washington headquarters or the New York regional office.

HUD should be requested to evaluate the application for additional low rent public housing (Site #30) in accordance with its own Project Selection Criteria, published January 7, 1972. Specifically, HUD should consider the possibility of overbuilding the subsidized housing market, of causing a significant increase in the proportion of minority residents in the Area, of concentrating public housing in the Area, and of establishing the character of the Area as one of subsidized housing. Particularly, HUD should recognize the concentration of public and welfare housing in the specific vicinity of 91st and 92nd Streets, along Columbus Avenue, which tend to confirm the character of the Area as one of subsidized housing.

E-1216

HUD should also evaluate the concentration of scarcely abundant Sec. 236 assistance within a single urban renewal area, at expense of other areas in the City, and with the liklihood of significantly increasing the proportion of minority residents in the Area.

Importantly, HUD should consider the management policies, financial stability, tenant-management relations and overall management practices of the New York City Housing Authority.

Finally, HUD must be convinced that the current concept of the HDA in no way reflects the basic elements of the approved "workable program".

The present approach of the HDA to the West Side Urban Renewal Area is self-defeating. It ignores the past and encourages history to repeat itself.

NY-5-23 8,587,977

E-1217

DEFENDANTS EXHIBIT AB - GAYNOR LETTER
TO JASON NATHAN - APRIL 19, 1967

AB

STATE OF NEW YORK
EXECUTIVE DEPARTMENT
DIVISION OF HOUSING AND COMMUNITY RENEWAL

JAMES WM. GAYNOR
COMMISSIONER

393 SEVENTH AVENUE
NEW YORK 1, N.Y.
PHONE: 971-1611

April 19, 1967

Honorable Jason R. Nathan
Administrator
Housing and Development Administration
250 Broadway
New York, New York 10007

Dear Jay:

I have your letter of April 6 which apparently crossed in the mail our letter of April 7 with respect to the West Side Urban Renewal area. As indicated in that letter, we propose to use the State's Capital Grant Low-Rent Assistance program in State-aided projects and suggest that you utilize the Federal Lease program in other than Mitchell-Lama projects. And we reiterate that the Housing Authority should apply for a State Loan & Subsidy Contract for a project equivalent to Stephen Wise Towers, for which funds have been available since December, 1963.

Sincerely,

Jim Gaynor.

James Wm. Gaynor
Commissioner

E-1218

DEFENDANTS EXHIBIT AC - GAYNOR LETTER
TO REV. BROWNE - APRIL 7, 1967

AC

STATE OF NEW YORK

EXECUTIVE DEPARTMENT
DIVISION OF HOUSING AND COMMUNITY RENEWAL

JAMES WM. GAYNOR
COMMISSIONER

393 SEVENTH AVENUE
NEW YORK 1, N. Y.
PHONE: 971-1611

April 7, 1967

Rev. Henry J. Browne, President
Strycker's Bay Neighborhood Council, Inc.
600 Columbus Avenue
New York, New York 10024

Dear Rev. Browne:

Thank you for your letter of March 28, 1967 in which you formalize the items we covered in our meeting of March 23.

As a result of the points which you raised at that meeting relating to the Capital Grant Low Rent Assistance Program, as well as our own observations on the functioning of the Program, we here in the Division have undertaken a complete review of the standards applied in administering the Program so as to ascertain whether the Program is being utilized to its optimum advantage and in compliance with the legislative intent and the enabling statute. You can well understand that this Program, when set up on an experimental basis in 1964 and early 1965, was drawn as carefully as possible so as to avoid objection to the whole concept of rent assistance in non-public housing units. You will recall that this Program even predated the Federal Rent Supplement Program which was included in the National Housing and Urban Development Act of 1965. However, we agree with you that we have now reached a point where the operations of our Program should be reviewed and perhaps redirected with an eye to 1967's needs.

NY-5-19 6/15/54 - 6/14/1994 7 1/2% 5 1/2%

E-1219

COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL

We might note also that the enabling legislation which set up the Capital Grant Low Rent Assistance Program provides that rentals may be set at the level of "comparable dwellings in new State-aided public housing projects in the community." In this connection, we would use the prevailing rents at Rabbi Stephen Wise Towers, (NYS-107) which was completed in February, 1965 in the West Side Urban Renewal Area, as our benchmark for the Capital Grant Low Rent Assistance Program. In this way we could meet the needs of many of the families we discussed presently residing in the West Side Urban Renewal Area.

We have also proposed that the City of New York consider construction of another public housing project in the area to provide an additional source of relocation housing. We are presently exploring ways of utilizing the concept and plans of the Stephen Wise project for the proposed new project and will pursue this development with our counterparts in the City government as expeditiously as possible if our proposal is accepted.

Given a more effective application of the Capital Grant Program and a new rental public housing project, we believe the City will be able to meet the relocation needs of residents in the West Side Urban Renewal Area. We give you our assurance that we will devote our full energies to the achievement of the approach cited above.

Sincerely,

James Wm. Gaynor
Commissioner

cc: Mr. Jason R. Nathan
Mr. Samuel Ratensky
Mr. Walter Washington

E-1227

E-1220

DEFENDANTS EXHIBIT AD - HUD ANNUAL CONTRIBUTION CONTRACT NO. N.Y. 333, AMEND. NO. 93

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 14

Contract No. NY-333
Amendment No. 93

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ment to Consolidated Annual Contributions Contract

AD

is Amendatory Agreement entered into as of the December , 1972, by and between the UNITED STATES OF AMERICA by the Department of Housing and Urban Development (herein sometimes called the "Department of Housing and Urban Development", "Housing Assistance Administration", "Government", "HUD", and "PHA"), pursuant to the United States Housing Act of 1937 (42 U.S.C. 1401, et seq; which Act as amended to the Date of This Contract, is herein called the "Act") and the Department of Housing and Urban Development Act (PL 89-174), and the NEW YORK CITY HOUSING AUTHORITY (herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of New York and a "public housing agency" as defined in the Act:

W I T N E S S E T H :

WHEREAS, the parties have entered into a Consolidated Annual Contributions Contract as of the 31st day of December, 1958, as amended:

Amendment No.	Date
1	May 20, 1959
2	June 26, 1959
3	June 29, 1960
4	September 28, 1960
5	September 29, 1960
6	October 26, 1960
7	January 18, 1961
8	April 3, 1961
9	May 1, 1961
10	May 26, 1961
11	June 7, 1961
12	June 29, 1961
13	August 14, 1961

The Annual Contribution Percentage shall be 9.3%.

14	October 16, 1961
15	December 27, 1961
16	February 26, 1962
17	April 16, 1962
18	June 27, 1962
19	July 25, 1962
20	September 6, 1962
21	January 21, 1963
22	March 28, 1963
23	June 12, 1963
24	June 29, 1963
25	August 1, 1963
26	October 1963
27	October , 1963
28	January 31, 1964
29	April 28, 1964
30	April 30, 1964
31	June 24, 1964
32	September 9, 1964
33	December 9, 1964
34	December 29, 1964
35	February 10, 1965
36	March 17, 1965
37	May 10, 1965
38	June 30, 1965
39	November 17, 1965
40	January 14, 1966

E-1221

Contract No. NY-333
Amendment No. 93

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Amendment to Consolidated Annual Contributions Contract

This Amendatory Agreement entered into as of the 29th day of December, 1972, by and between the UNITED STATES OF AMERICA by the Department of Housing and Urban Development (herein sometimes called the "Department of Housing and Urban Development", "Housing Assistance Administration", "Government", "HUD", and "PHA"), pursuant to the United States Housing Act of 1937 (42 U.S.C. 1401, et seq; which Act as amended to the Date of This Contract, is herein called the "Act") and the Department of Housing and Urban Development Act (PL 89-174), and the NEW YORK CITY HOUSING AUTHORITY (herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of New York and a "public housing agency" as defined in the Act;

W I T N E S S E T H :

WHEREAS, the parties have entered into a Consolidated Annual Contributions Contract as of the 31st day of December, 1958, as amended:

Amendment No.	Date
1	May 20, 1959
2	June 26, 1959
3	June 29, 1960
4	September 28, 1960
5	September 29, 1960
6	October 26, 1960
7	January 18, 1961
8	April 3, 1961
9	May 1, 1961
10	May 26, 1961
11	June 7, 1961
12	June 29, 1961

13	August 14, 1961
14	October 16, 1961
15	December 27, 1961
16	February 26, 1962
17	April 16, 1962
18	June 27, 1962
19	July 25, 1962
20	September 6, 1962
21	January 21, 1963
22	March 28, 1963
23	June 12, 1963
24	June 29, 1963
25	August 1, 1963
26	October 8, 1963
27	October 9, 1963
28	January 31, 1964
29	April 28, 1964
30	April 30, 1964
31	June 24, 1964
32	September 9, 1964
33	December 9, 1964
34	December 29, 1964
35	February 10, 1965
36	March 17, 1965
37	May 10, 1965
38	June 30, 1965
39	November 17, 1965
40	January 14, 1966

E-1222

(Amendment No. 93)

Amendment No.	Date
41	March 9, 1966
42	April 6, 1966
43	July 15, 1966
44	August 11, 1966
45	September 28, 1966
46	February 21, 1967
47	March 22, 1967
48	April 26, 1967
49	June 7, 1967
50	June 23, 1967
51	June 30, 1967
52	September 1, 1967
53	November 9, 1967
54	December 15, 1967
55	January 31, 1968
56	February 29, 1968
57	March 28, 1968
58	May 14, 1968
59	August 29, 1968
60	August 30, 1968
61	October 8, 1968
62	October 24, 1968
63	February 26, 1969
64	April 22, 1969
65	May 14, 1969
66	May 29, 1969
67	June 23, 1969
68	June 27, 1969
69	August 27, 1969
70	November 26, 1969
71	April 6, 1970
72	June 29, 1970
73	August 7, 1970
74	December 9, 1970
75	December 23, 1970
76	April 26, 1971
77	June 7, 1971
78	June 8, 1971
79	June 11, 1971
80	June 30, 197

properties both in the city and $125 for a studio apartment to [illegible]

81	August 12, 1971
82	October 8, 1971
83	October 12, 1971
84	November 8, 1971
85	November 24, 1971
86	December 29, 1971
87	December 30, 1971
88	January 31, 1972
89	March 9, 1972
90	June 29, 1972
91	June 30, 1972
92	October 24, 1972

(Collectively referred to herein as the "Contract") pursuant to which the Local Authority agreed to develop and operate certain low-rent housing and HUD agreed to provide financial assistance in developing and maintaining the low-rent character of such housing; and

E-1223

(Amendment No. 93)

WHEREAS, the purpose of this Amendment is to revise the ontract in certain respects;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

Sec. 1 (A) Subsection (C) of Sec. 2 of the Contract is modified by deleting the words and figures therein contained with reference to the following projects under the respective columns and substituting the following:

Project No.	Estimated Number of Dwelling Units Elderly	Others	Total
"NY-5-107	26	224	250
NY-5-117	0	462	462
NY-5-151	150	0	150"

(B) Subsection (C) of Sec. 2 of the Contract is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Estimated Number of Dwelling Units Elderly	Others	Total
"NY-5-188	0	160	160
NY-5-189	150	150	300
NY-5-190	197	831	1028
NY-5-191	83	0	83
NY-5-192	16	144	160"

Sec. 2 (A) Subsection (D) of Sec. 3 of the Contract is modified by deleting the words and figures therein contained with

reference to the following projects under the respective columns and substituting the following:

Project No.	Estimated Total Development Cost	Prototype Cost for Construction and Equipment	Maximum Cost for Construction and Equipment
"NY-5-107	$11,640,000	$7,136,900	$7,484,100
NY-5-151	4,830,000	3,238,250	3,152,264
NY-5-161	6,985,000	5,492,800	5,048,618
NY-5-117	13,475,000	12,512,000	7,009,404"

(B) Subsection (D) of Sec. 3 of the Contract is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Estimated Total Development Cost	Prototype Cost for Construction and Equipment	Maximum Cost for Construction and Equipment
"NY-5-188	$ 4,650,000	$ 3,544,400	$ 2,551,829
NY-5-189	10,455,000	7,586,850	7,595,200
NY-5-190	38,580,000	29,347,600	29,249,600
NY-5-191	2,620,000	1,829,200	1,232,150
NY-5-192	6,090,000	4,060,400	4,398,550"

E-1224

(Amendment No. 93)

Sec. 3 (A) Subsection (B) of Sec. 9 of the Contract is modified by deleting the words and figures therein contained with reference to the following projects under the respective columns and substituting the following:

Project No.	Initial Loan Commitment	Minimum HUD Loan Interest Rate
"NY-5-117	$1,348,000	5 1/2%
NY-5-151	483,000	5 1/2%
NY-5-161	699,000	5 1/2%"

(B) Subsection (B) of Sec. 9 of the Contract is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Initial Loan Commitment	Minimum HUD Loan Interest Rate
"NY-5-188	$ 465,000	5 1/2%
NY-5-189	1,046,000	5 1/2%
NY-5-190	3,858,000	5 1/2%
NY-5-191	262,000	5 1/2%
NY-5-192	609,000	5 1/2%"

Sec. 4 (A) Subsection (D) of Sec. 9 of the Contract is modified by deleting the words and figures therein contained with reference to the following projects under the respective columns and substituting the following:

Project No.	Maximum Contributions Percentage	Maximum Number of Contributions	Maximum Contributions Period
"NY-5-117	6.233%	40	Not Determined
NY-5-151	6.233%	40	Not Determined
NY-5-161	6.233%	40	Not Determined"

20, Nov. 3 and 17 at Draper Hall Auditorium (2nd floor, 1618

(B) Subsection (D) of Sec. 9 of the Contract is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Maximum Contributions Percentage	Maximum Number of Contributions	Maximum Contributions Period
"NY-5-188	6.233%	40	Not Determined
NY-5-189	6.233%	40	Not Determined
NY-5-190	6.233%	40	Not Determined
NY-5-191	6.233%	40	Not Determined
NY-5-192	6.233%	40	Not Determined"

Sec. 5. Subsection (G) of Sec. 5 of the Contract is modified by adding at the end thereof under the column entitled "Project No." the figures "5-188, 5-189, 5-190, 5-191, 5-192;" "5-146," effective November 24, 1971; "5-141, 5-149, 5-177, 5-178," effective December 29, 1971; "5-132, 5-174, 5-179," effective December 30, 1971; "5-180," effective January 31, 1972; "5-154," effective March 9, 1972; "5-181, 5-182, 5-183, 5-184," effective June 29, 1972; and "5-166, 5-168, 5-171, 5-185, 5-186," effective June 30, 1972.

E-1225

(Amendment No. 93)

Sec. 6. Subsection (KK) of Sec. 14 of the Contract relating to Turnkey projects is modified by inserting the words and figures "NY-5-107, 188, 189, 190, 191, 192" between the words "Project No." and "pursuant".

Sec. 7. The execution of this Amendment shall in no way affect any financial obligation or liability of the Local Authority and The City of New York relating to the failure to complete the development of Project No. NY-5-107 at its original site in the area bounded by 156th Avenue, 80th Street, Shore Parkway, and Amber Street, in the Borough of Queens.

Sec. 8. Subsection 1 of Provisions (EE) and (GG) of Sec. 14 of the Contract relating to the Modernization and Air Pollution Control Programs is modified by deleting the words and figures therein contained with reference to the following projects under the respective columns and substituting the following:

Project No.	Development Cost	Additional Development Cost	Estimated Total Development Cost
"NY-5-1	$17,404,525	$ 46,400	$17,450,925
NY-5-2	18,908,776	178,600	19,087,376
NY-5-3	9,615,834	61,800	9,677,634
NY-5-4	3,601,517	38,500	3,640,017
NY-5-5	7,190,064	13,000	7,203,064
NY-5-6	6,362,700	57,000	6,419,700
NY-5-7	3,602,000	14,500	3,616,500
NY-5-8	14,384,789	23,000	14,907,789
NY-5-9	2,998,700	130,000	3,128,700
NY-5-10	22,007,170	61,000	22,068,170
NY-5-11	21,016,400	19,000	21,035,400
NY-5-12	37,559,320	781,400	38,340,720
NY-5-13	23,050,540	398,100	23,448,640
NY-5-14	24,909,275	235,300	25,144,575
NY-5-15	17,465,169	40,000	17,505,169
NY-5-16	27,477,700	76,400	27,554,100
NY-5-17	12,792,295	27,300	12,819,595
NY-5-18	9,079,105	29,000	9,108,105
[illegible]	26,218,446	74,000	26,292,446

NY-5-19	[illegible]	[illegible]	[illegible]
NY-5-20	9,144,456	12,000	9,156,456
NY-5-21	17,700,300	81,100	17,781,400
NY-5-22	19,575,100	54,000	19,629,100
NY-5-23	8,587,977	170,000	8,757,977
NY-5-24	34,220,400	1,476,500	35,696,900
NY-5-25	8,717,497	38,500	8,755,997
NY-5-26	8,267,100	26,000	8,293,100
NY-5-27	10,319,000	6,000	10,325,000
NY-5-30	29,659,500	36,600	29,696,100
NY-5-31	10,499,000	58,300	10,557,300
NY-5-32	9,585,880	6,400	9,592,280
NY-5-34	15,133,200	35,000	15,168,200
NY-5-35	20,525,500	56,300	20,581,800
NY-5-36	16,877,400	27,400	16,904,800
NY-5-37	19,629,300	18,500	19,647,800
NY-5-38	6,048,800	27,200	6,076,000
NY-5-41	3,914,900	32,000	3,946,900
NY-5-42	2,016,500	11,000	2,027,500
NY-5-44	20,959,300	44,500	21,003,800
NY-5-46	18,481,100	10,600	18,491,700
NY-5-47	15,006,800	36,000	15,042,800
NY-5-49	17,948,700	6,600	17,955,300
NY-5-53	20,381,500	5,300	20,836,800
NY-5-64	29,061,500	14,000	29,075,500"

E-1226

(Amendment No. 93)

Sec. 9. Subsection 1 of Provisions (EE) and (GG) of Sec. 14 of the Contract relating to the Modernization and Air Pollution Control Programs is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Development Cost	Additional Development Cost	Estimated Total Development Cost
"NY-5-28	$12,265,000	$37,800	$12,302,800
NY-5-59	3,650,000	13,400	3,663,400
NY-5-114	50,740,000	51,000	50,791,000"

Sec. 9A. Subsection 2 of Provisions (EE) and (GG) of Sec. 14 of the Contract relating to the Modernization and Air Pollution Control Programs is modified by adding the words and figures therein contained with reference to the following projects under the respective columns:

Project No.	Maximum Contributions Period	Maximum Contribution Percentage	Minimum HUD Loan Interest Rate
"NY-5-1	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-2	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-3	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-4	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-5	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-6	2/28/41 - 2/27/2001	6 1/2%	6%
NY-5-7	1/17/43 - 1/16/2003	6 1/2%	6%
NY-5-8	12/27/48 - 3/14/1988	7 1/2%	5 1/2%
NY-5-9	12/27/48 - 3/14/1988	7 1/2%	5 1/2%
NY-5-10	6/15/55 - 6/14/1995	7 1/2%	5 1/2%
NY-5-11	6/15/53 - 6/14/1993	7 1/2%	5 1/2%
NY-5-12	6/15/60 - 6/14/2000	7 1/2%	5 1/2%
NY-5-13	6/15/56 - 6/14/1996	7 1/2%	5 1/2%
NY-5-14	6/15/57 - 6/14/1997	7 1/2%	5 1/2%
NY-5-15	[illegible]	7 1/2%	[illegible]

	6/15/55 - 6/14/1993	7 1/2%	5 1/2%
NY-5-16	6/15/60 - 6/14/2000	7 1/2%	5 1/2%
NY-5-17	6/15/56 - 6/14/1996	7 1/2%	5 1/2%
NY-5-18	6/15/54 - 6/14/1994	7 1/2%	5 1/2%
NY-5-19	6/15/54 - 6/14/1994	7 1/2%	5 1/2%
NY-5-20	6/15/54 - 6/14/1994	7 1/2%	5 1/2%
NY-5-21	6/15/57 - 6/14/1997	7 1/2%	5 1/2%
NY-5-22	6/15/55 - 6/14/1995	7 1/2%	5 1/2%
NY-5-23	6/15/55 - 6/14/1995	7 1/2%	5 1/2%
NY-5-24	6/15/57 - 6/14/1997	7 1/2%	5 1/2%
NY-5-25	6/15/56 - 6/14/1996	7 1/2%	5 1/2%
NY-5-26	6/15/55 - 6/14/1995	7 1/2%	5 1/2%
NY-5-27	6/15/54 - 6/14/1994	7 1/2%	5 1/2%
NY-5-28	6/15/65 - 6/14/2005	7 1/2%	5 1/2%
NY-5-30	6/15/57 - 6/14/1997	7 1/2%	5 1/2%
NY-5-31	6/15/61 - 6/14/2001	7 1/2%	5 1/2%
NY-5-32	6/15/63 - 6/14/2003	7 1/2%	5 1/2%
NY-5-34	6/15/61 - 6/14/2001	7 1/2%	5 1/2%
NY-5-35	6/15/60 - 6/14/2000	7 1/2%	5 1/2%
NY-5-36	6/15/61 - 6/14/2001	7 1/2%	5 1/2%
NY-5-37	6/15/64 - 6/14/2004	7 1/2%	5 1/2%
NY-5-38	6/15/61 - 6/14/2001	7 1/2%	5 1/2%
NY-5-41	Not Determined	7 1/2%	5 1/2%
NY-5-42	Not Determined	7 1/2%	5 1/2%

E-1227

(Amendment No. 93)

ct No.	Maximum Contributions Period	Maximum Contribution Percentage	Minimum HUD Loan Interest Rate
-5-44	6/15/65 - 6/14/2005	7 1/2%	5 1/2%
-5-46	6/15/64 - 6/14/2004	7 1/2%	5 1/2%
-5-47	6/15/62 - 6/14/2002	7 1/2%	5 1/2%
-5-49	6/15/63 - 6/14/2003	7 1/2%	5 1/2%
-5-53	6/15/65 - 6/14/2005	7 1/2%	5 1/2%
-5-59	6/15/65 - 6/14/2005	7 1/2%	5 1/2%
-5-64	6/15/62 - 6/14/2002	7 1/2%	5 1/2%
Y-5-114	Not Determined	7 1/2%	5 1/2%"

Sec. 10. Subsection (LL) of Sec. 14 of the Contract relating to Leased Housing is modified by adding the figures "5-193" thereto wherever project numbers are mentioned and by adding the following words and figures to the respective columns with reference to Project No. NY-5-193:

Estimated Number of Dwelling Units	Size of Dwelling Unit	Estimated Total Development Cost Per Dwelling Unit	Basic Annual Contribution per Dwelling Unit
" 90 (Elderly)	0-BR	$29,478	$1,723
350 (Elderly)	1-BR	34,046	1,990
390	2-BR	38,699	2,262
160	3-BR	46,415	2,713
5	4-BR	53,840	3,147
5	5-BR	57,296	3,349"
1,000 Total			

The Estimated Total Development Cost of Project No. NY-5-193 is $37,644,311.

The Annual Contribution Percentage shall be 5.845% per annum.

The Maximum Annual Contribution Percentage shall be 7 7/8% per annum.

The Maximum Basic Annual Contribution for the Project shall be $2,200,310.

Sec. 11. Subsection (E) of Sec. 9 of the Contract is modified by changing the period at the end thereof to a comma and adding the following thereto:

"and HUD Lists Nos. NY-73-005, 006, 011, 012, 025, 026, 027, 028, 029, 030, 031, and Modernization Lists Nos. II-36-73-005, 006, 007, and 008."

E-1235

E-1228

(Amendment No. 93)

Sec. 12. Advances outstanding in respect to any project as represented by Project Loan or Permanent Notes shall bear interest at the rate or rates specified in said Notes to the effective date of this Amendatory Agreement and thereafter until paid at the applicable HUD Loan Interest Rate determined as if such outstanding advances were made on such date.

Sec. 13. All the other terms and covenants of this Contract shall remain in full force and effect and this Amendatory Agreement shall in no way, except as expressly provided herein, affect any act or proceedings of the Local Authority heretofore performed or taken pursuant to the provisions of said Contract.

IN WITNESS WHEREOF, the Local Authority and HUD have caused this Amendatory Agreement to be executed and the Local Authority has caused its seal to be hereunto affixed and attested all as of the Date of This Amendatory Agreement first above written.

NEW YORK CITY HOUSING AUTHORITY

By: SIMEON GOLAR
Chairman

(SEAL)

Attest:

HARRY STIEFEL
Secretary

UNITED STATES OF AMERICA
Secretary of Housing and Urban Development

By: JOSEPH D. MONTICCIOLO Deputy
John B. Haylott
Director
New York Area Office

E-1229

DEFENDANTS EXHIBIT AE - PARK WEST VILLAGE
ARTICLE - N.Y. TIMES - MAY 18, 1972

Defs Ex AE

THE NEW YORK TIMES, THURSDAY, MAY 18, 1972

Park West Village Sale By Alcoa to Helmsley Set

By ROBERT E. TOMASSON

Harry B. Helmsley, one of the country's largest real-estate operators, has signed a contract with the Aluminium Company of America to purchase Park West Village, a middle-income, seven-building housing project on the Upper West Side.

A spokesman for Alcoa declined to divulge the prospective price. "The price was right," he said.

Mr. Helmsley, who was in Europe, was not available for comment.

Park West Village, with 2,760 apartments and three other buildings that have 16 commercial tenants, was one of the city's first federally aided slum-clearance projects. It occupies the area from Central Park West to Amsterdam Avenue between 97th and 100th Streets.

Alcoa is one of the city's largest landlords. In addition to Park West Village, it owns the 21-story Kips Bay Plaza on First Avenue at 30th Street, the Lincoln Towers project west of Amsterdam Avenue between 66th and 70th Streets, in which there are 3,850 apartments in six 29-story buildings, and United Nations Plaza, just north of the world headquarters.

Profit Motive Cited

Richard D. Schalk, the Alcoa spokesman, said that the company remained "heavily committed in the real-estate field." However, he added that "we're [illegible] profit motive."

Mr. Helmsley has been buying and selling apartment buildings since the early nineteen-fifties. He has been a frequent target of tenant groups, which have charged him with neglecting his buildings and with harassing tenants to force them to move.

Last year, Mr. Helmsley bought 184 apartments at 17 West 55th Street.

A close associate of Mr. Helmsley said yesterday that "no consideration had been given" to converting Park West Village into condominiums.

Park West Village is one of the city's most integrated housing projects. There is relatively low tenant turnover and a sizable waiting list for prospective renters.

The City Planning Commission recently rejected a plan by Alcoa to construct an eight-story building on tennis courts on Columbus Avenue where Mayor Lindsay often plays.

The commission, which had to approve the plan, since it involved use of Title I funds under the Federal assistance program, rejected it after strenuous opposition by tenants who complained that the building would, among other things, block the park view from apartments on the west side of Columbus Avenue.

Park West Village, which stands to the south of a large public housing project and to the north of the West Side Urban Renewal site, was started 15 years ago by Webb & Knapp, which has since gone bankrupt.

In the mid-nineteen-fifties the development, then known as the Manhattantown Urban Renewal Project, was often in the news as an example of the slow pace of urban renewal. It ran more than two years behind its construction schedule amid charges of fraud.

money-making operation, and we would entertain at any time any advantageous offer" to sell.

Mr. Helmsley has been steadily acquiring major residential properties both in the city and elsewhere. Three years ago he headed a group of investors who purchased the Parkchester project in the Bronx from the Metropolitan Life Insurance Company for what is believed to be the highest price ever paid for a single piece of property—$40-million.

Mr. Helmsley, who is president of Helmsley-Spear, Inc., is currently seeking to turn the 12,271 unit project in the Bronx into a condominium, whereby each individual apartment is separately owned, taxed and managed.

While numerous apartment buildings have been turned into cooperatives in recent years, Mr. Helmsley is believed to be the first owner to have offered condominiums to tenants in a Federally assisted building. This is presently being done at another of his properties, the Gallery House, a 20-story building with

At present, however, it is regarded as an outstanding example of Federally assisted construction, with relatively large apartments in well-maintained buildings. Rents range from $175 for a studio apartment to $400 for a two-bedroom unit.

E-1230

DEFENDANTS EXHIBIT AF - STRYCKERS BAY
AGENDA - OCTOBER 7, 1971 MEETING

DEFENDANT'S
EXHIBIT
U. S. DIST. COURT
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E-1231

STRYCKER'S BAY NEIGHBORHOOD COUNCIL, INC.
169 West 89th Street
New York, New York 10024 -- 874-7272

A G E N D A

Plenary Meeting
October 7, 1971
St. Gregory's Auditorium
144 West 90th Street

I. ANNOUNCEMENTS AND CORRESPONDENCE

1. PUBLIC HEARING ON LANDLORD TENANT RELATIONS ACT - State Senator Manfred Ohrenstein and Assemblyman Oliver Koppell are holding hearings on Thursday, October 28, 9:30 AM to 5:30 PM, Room 207, City University Graduate Center, 33 W. 42nd St. Copies of proposed act are available at West Side Legislative Service Center, 720 Columbus Ave. Anyone who wishes to testify should call 662-220 before Oct. 26 and speak with Ross Graham.

2. PUBLIC HEARING PROPOSED CHANGES IN NEW YORK STATE EDUCATION LAW ON THE MANNER IN WHICH THE NEW YORK CITY CENTRAL BOARD OF EDUCATION SHALL BE SELECTED - Assemblyman Constance E. Cook, Assemblyman Edward J. Amann, Senator Thomas Laverne, and Senator John Marchi are holding hearings on Tuesday, Nov. 9, 10 AM to 4 PM, Pace College, Schimmel Hall, SBNC office has the addresses available for those who are interested in testifying at these hearings.

3. AMENDMENT # 1 COMMUNITY DEVELOPMENT ARTICLE TO BE VOTED ON NOV. 2- Community Service Society of New York, 105 E. 22 St., NY 10010 & League of Women Voters, 131 E. 23 St. have information available on the issues involved (information from the League has been distributed this evening).

4. AFTER SCHOOL CARE PROGRAM (3-6 PM) and all day care on school holidays at West Park Presbyterian Church, 165 West 86th St. Donation. For further info: 362-4890 or 680-5407, Rev. Ram.

5. CRIME ACTION CONFERENCE called by Congressman Abzug, Sunday, Oct. 17, Veterans Building, 252 Seventh Ave., bet. 24 and 25 Sts., 10th floor, from 10 AM to 4 PM. For further info: 924-5604

6. METROPOLITAN HOSPITAL CENTER Community Advisory Board - meetings to develop this Board will be held on Wednesdays at 7:30 PM, Oct. 20, Nov. 3 and 17 at Draper Hall Auditorium (2nd floor) 1918 First Ave. For copies of the draft and fur er info: -6088.

7. PEOPLE'S STREET FAIR to free all political prisoners, Sunday, Oct. 10, PS 84, 92 St. bet. CPW and Col. from 12 noon to 8 P.M. Dedicated to the memory of George Jackson and the victims of the Attica massacre. Sponsored by the West Side Coalition. All proceeds to the Defense of Angela Davis, Carlos Feliciano, etc.

8. MEETING OF THE WESTSIDE COALITION AGAINST DRUG ABUSE (PO Box 42, Planetarium Station, NY 10024) Tuesday, Oct. 12, 7:20 PM, All Angels Church, 251 W. 80 St (bet. Bdwy & West End Ave.).

9. OCTOBER 15th MORATORIUM, SCROLL FOR PEACE -- all up and down the the West Side along Broadway, the Ad Hoc Committee for West Side Action plans to stretch the Scroll so that you can add your name for peace. For further info: R. Clinton 246-9742 (before 11 AM)

10. TESTIMONIAL DINNER HONORING DEPUTY INSPECTOR RICHARD DIRON sponsored by the 24th Precinct Community Council. Friday, Oct. 19 at the Holiday Inn on W. 57th St at 8:30 PM; $ 12.50 per person. For further info: 22-4707 ext. 11.

VI. REPORT FROM THE S[illegible] HOUSING COMMITTEE - Doris Rosenblum

E-1232

III. FIRE AT 108 WEST 95th STREET (Site 47) - Ray Ocasio, Project Director

IV. REQUEST FROM MARTIAL ARTS MONKS (Site 28 - Karate Storefront) FOR AID IN THEIR SEARCH FOR RELOCATION AND EXPANDED SPACE IN THE WSURA - Bob Ellis

V. PRESENTATION BY WEST SIDE RESIDENTS CONCERNED WITH PROBLEMS AFFECTING MID WESTSIDE NEIGHBORHOOD HEALTH SERVICES PROGRAM

1. Telegram sent to HEW by Father Farrelly

VI. PROGRESS REPORT ON JOAN OF ARC MINI-SCHOOL

1. Request for aid in their search for space in the WSURA

VII. PROGRESS REPORT ON NEW WEST SIDE HIGH SCHOOL

VIII. REPRESENTATIVES FROM BOARD OF EDUATION BUREAU OF ATTENDANCE

E-1233

STRYCKER'S BAY HOUSING COMMITTEE RECOMMENDATION TO SBNC PLENARY MEETING
October 7, 1971

I. REQUEST FOR SUPPORT FROM FAMILY DAY CARE AND CDI

1. that the Family Day Care Program should remain in the community
2. that the status of the DSS satellite center with reference to the community requires more information about the projected use of that site. The community will evaluate the DSS program's qualifications to remain in the community according to the following criteria: that the site be used to service community residents directly and not for any bureaucratic or training work. In order to be better informed to make this decision on the use by DSS, SBNC will arrange for a meeting with Mr. McKay from Commissioner Sugarman's office at the Human Resources Administration.
3. In the event that it is determined that the community would like the DSS satellite center to remain in the neighborhood the Housing Committee recommends that Family Day Care be given the first priority for joint use of this building after DSS satellite center has been allotted adequate space for, and only for, the above-outlined program.
4. that the top two floors be opened in this brownstone and Mr. Ocasio has agreed to check out this possibility

II. CHILDREN"S COMMUNITY WORKSHOP SCHOOL REQUEST FOR PERMANENT SPACE IN THE WSURA

1. that the Council aid the CCWS in their request for permanent space in the WSURA
2. that SBNC through its Housing Committee arrange a meeting with Headmaster James Stern of Columbia Grammar to get information about their plans for the site.
3. that SBNC through its Housing Committee should examine the plans for the site - both housing and school
4. that SBNC through its Housing Committee explore specifically the role that the land at 55 and 57 W. 88 St. (which CCWS would like) as well as 58 W 89 St. will play in the new construction and if their demolition is a necessary condition.

III. HOUSING COMMITTEE RECOMMENDATION RE. HDA RENT INCREASES&HEARINGS IN MITCHELL-LAMAS

1. In HDA rent increase hearings that the hearing officer NOT be an HDA employee who cannot be an "impartial" chairman
2. that if HDA institute hearings on rent increases that hearings be held on site.

IV. SITE 28

1. SBNC reject the use of the builder as sponsor
2. At this time SBNC rejects any demolition or relocation from this site
3. SBNC reiterates its historical position rejecting the subsidization of upper middle income housing which is coming in at $ 100 per room and we must assume that this is the case on this site until there is a commitment of 236 and Leased Public Housing funds.
4. that the community should be involved in all aspects of the planning (sponsors, construction, contracts, financing, etc.)

V. SITE 30

1. that SBNC testify on October 14th urging the Board of Estimate to vote yes on the turnkey public housing on Site 30
2. SBNC support the rights of the WSURA squatters to become part of the WSURA relocation workload to have priority or guarantee of new permanent housing after WSURA relocatees are housed in new, permanent housing in the WSURA. The squatters are to be planned for .. on a family-by-family basis.
3. that the community be involved in the actual planning of that building (construction, contracts, specifications, etc.).

E-1234

DEFENDANTS EXHIBIT AG - MINUTES OF
STRYCKERS BAY MEETING - OCTOBER 7, 1971

DEFENDANT'S

U. S. DIST. COURT
E. D. N. Y.

AG ID

E-1235

Stuyvesant's Bay Neighborhood Council, Inc.

600 COLUMBUS AVENUE - NEW YORK, N. Y. 10024 TRAFALGAR 4-7872-3-4

(temporary address: 169 West 89th Street)

OFFICERS:
PRESIDENT:
REV. THOMAS FARRELLY
VICE PRESIDENTS:
WALTER HESS
NATALIE ILL
HAROLD JAMES
DON KOPELMAN
NYDIA RAMOS
SECRETARY:
MARIAN BORENSTEIN
TREASURER:
DAVID KORNBLUM
RETIRING PRESIDENT:
CORD ROSENBLUM
DIRECTOR
SONDRA THOMAS
ASSOCIATE DIRECTOR:
ELIZABETH MARZAN

MINUTES OF THE MEETING: Plenary Meeting
St. Gregory's Auditorim
144 West 90th Street
Thursday, October 7, 1971

I. ANNOUNCEMENTS AND CORRESPONDENCE

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2. PUBLIC HEARING PROPOSED CHANGES IN NEW YORK STATE EDUCATION LAW ON THE MANNER IN WHICH THE NYC GENERAL BOARD OF EDUCATION SHALL BE SELECTED - Assemblyman Constance E. Cook, Assemblyman Edward J. Amann, Senator Thomas Laverne, and Senator John Marchi are holding hearings on Tuesday, Nov. 9, 10 AM to 4 PM, Pace College, Schimmel Hall, SBNC office has the addresses available for those who are interested in testifying at these hearings.

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NY 10010 and the League of Women Voters, 131 E. 23 St. have info. available on the issues involved.

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F-1236

8. MEETING OF THE WESTSIDE COALITION AGAINST DRUG ABUSE (PO Box 42, Planetarium Station, NY 10024) Tues., Oct. 12, 7:20 PM, All Angels Church, 251 W. 80th St. (bet. Bdwy. and West End Ave.).

9. OCTOBER 13th MORATORIUM, SCROLL FOR PEACE - all up and down the West Side along Broadway, the Ad Hoc Committee for West Side Action plans to stretch the Scroll so that you can add your name for peace. For further info: R. Clinton 246-9742 (before 11 AM).

10. TESTIMONIAL DINNER HONORING DEPUTY INSPECTOR RICHARD DiROMA - sponsored by the 24th Precinct Community Council. Fri., Oct. 29, at the Holiday Inn on W. 57th St. at 8:30 PM; $ 12.50 per person. For further info: 222-4707 ext. 11.

11. MEETING OF ELDERLY CITIZENS CONCERNED ABOUT SOCIAL SECURITY - Max Manes spoke about the need to review and overhaul the Social Security program. A meeting is being called for Sat., Oct. 16 at 11 AM at 136 West 91 St. (office of Project Pilot).

II. REPORT ON SBNC HOUSING COMMITTEE MEETING OF SEPTEMBER 30, 1971 - Doris Rosenblum.

Mrs. Rosenblum reported that the first meeting of the reinstituted SBNC Housing Committee discussed and took action on a number of issues facing residents in the West Side Urban Renewal Area. First, the Committee decided as part of their function that they must gain information in order to make intelligent decisions and projected the following as part of their information-gathering:

A. SBNC invite Congressman William Ryan and other congressional leaders to an open housing committee meeting to discuss the effect of the 1971 Housing Act and its implications on the future of the WSURA plan.

B. SBNC prepare an evaluation of the federal 236 program on sites 21 and 22 in line with the Council's resolution of October 28th, 19[illegible] "Strykers Bay Neighborhood Council demands that because of the many problems with the 236 program, any decision on the future of middle-income housing in the renewal area cannot be made until the 236 program is properly tested and evaluated on sites 21 and 22".

C. SBNC invite Martin McCarthy, an Attorney and resident in the area, to a meeting to discuss with the Housing Committee what is actually involved in community groups becoming sponsors of housing developments.

D. SBNC Housing Committee set up a sub-committee to be appointed

by the President to prepare specific information around the form and direction for a Housing Conference to be called around the future of the West Side Urban renewal plan.

The Committee felt the idea of a conference was a good one and Mrs. Rosenblum then directed some specific comments to the sub-committee on behalf of the Executive Board. She stated that SBNC and the west side community have aresponsibility to be as well-informed of all the options and possibilities available to us. We must understand all the Housing programs which can be used as our basic "tools". We must insurethat we plan realistically and practically so that as much as possible, we can see our ideas to fruition. We must be well-informed - we must be aware of all the options in a situation so that we simply do not accept or oppose what the city presents to us. We must do more than say no - we must make alternate recommendations to the HDA. The Council can then have the possibility through being informed and prepared of presenting realistic alternatives to the city.

Mrs. Rosenblum further reported that in the Executive Board discussion the subject of planning for educational facilities came up. At the moment there are several schools looking for space in the WSURA and the Executive Board feels that a SBNC Educational Committee should be set up to assess the status and needs of the educational institutions in the WSURA. An Education Committee which is aware of the trends in education in relation to the existing space and facilities is needed.

THE HOUSING COMMITTEE PRESENTED THE FOLLOWING RECOMMENDATIONS FOR COUNCIL ACTION:

1. Request the support of the Family Day Care Program of Community Development in their proposal to operate [illegible] of a brown-

stone at 58 West 89th Street which is jointly used with the Dept. of Social Services. The Dept. of Social Services uses this site as a satellite of the Amsterdam Welfare Center.

HOUSING COMMITTEE RECOMMENDATIONS FOR ACTION.

A. That the Family Day Care program should remain in the community.

B. That the status of the Dept. of Social Services satellite center with reference to the community requires more information about the projected use of that site. The community will evaluate the DSS program's qualifications to remain in the community according to the following criteria: that the site be used to service community residents directly and not for any bureaucratic or training work. In order to be better informed to make this decision on the use by DSS, SBNC will arrange for a meeting with Mr. McKay from Comm. Sugarman's office at the Human Resources Administration (meeting set for October 19, 1971).

C. In the event that it is determined that the community would like the DSS satellite center to remain in the neighborhood, the Housing Committee recommends that Family Day Care be given the first priority for joint use of this building after DSS satellite center has been allotted adequate space for, and only for, the above-mentioned program.

D. That the two top floors be opened in this brownstone. Mr. Ocasio has agreed to check out this possibility. In the discussion, Mr. Ocasio stated that at the moment there was no certificate of occupancy and therefore, these floors were unavailable for occupancy.

2. CHILDREN'S COMMUNITY WORKSHOP SCHOOL REQUEST FOR PERMANENT SPACE IN THE WEST SIDE URBAN RENEWAL AREA - Site 41.

A representative of the Community Workshop School reported to the Housing Committee that school is located at 55 West 88th St., has 140 elementary school students from the ages of 5-13 and charges no tuition. It opened in September, 1968 and has since had temporary space. After an investment of $35,000 to fix up their current building, they can be forced by the city to move on 30 days notice. She added that Assemblyman Blumenthal has been involved in their negotiations with the city. They have met with Comm. Olinger of the HDA and have made the following requests:

1) that they be allowed to keep their building at 55 West 88th St.
2) that they also be allowed to acquire 57 West 88th St. to allow an additional 20 ft. of space (57 W. 88th St. has only two

tenants at this time).

At first, the city said that the demands were impossible as the plaza space extended to include their site. Children's Community Work Shop School has stated that its first preference is to remain at its present location and second choice would be permanent space anywhere in the West Side Urban Renewal Area. They also noted that there is no sponsor for the housing on that site, Columbia Grammar and Preparatory School is only sponsoring the school and the construction company is Samuel Landau and Saul Jercho.

HOUSING COMMITTEE RECOMMENDATION FOR ACTION.

A. That the council aid the CCWS in their request for permanent space in the WSURA.

B. That SBNC through its Housing Committee arrange a meeting with Headmaster James Stern of Columbia Grammar & Preparatory School to get information about their plans for the site.

C. that SBNC through its Housing Committee should examine the plans for the site - both housing and school.

. that SBNC through its Housing Committee explore specifically the role that the land at 55 West and 57 West 88th St. (which CCWS would like) as well as 58 West 89th St. will play in the new construction and if their demolition is a necessary condition.

3. HDA RENT INCREASE HEARINGS IN MITCHEL[illegible] HOMAS

At the request of members of the Stuyvesant [illegible] Co-Operative Advisory Council who brought the issue of rent increase hearings to the Housing Committee, the following

HOUSING COMMITTEE RECOMMENDATION FOR ACTION

A. In HDA rent increase hearings that the hearing officer NOT be an HDA employee who cannot be an "impartial" chairman.

B. That if HDA institute hearings on rent increases that hearings be held on site.

4. SITE 28. This site poses many problems. The Newspaper Guild of New York has withdrawn as the sponsor of this site. Therefore, the construction company is left as sponsor. There has been no community approval of any sponsor. In addition, on this site as on others, there is the question of financing. Commitment of Section 236 Federal funds and Leased Public Housing funds are not known at this time.

HOUSING COMMITTEE RECOMMENDATION FOR ACTION ON SITE 28

A. SBNC reject the use of the builder as sponsor
B. At this time SBNC reject any demolition or relocation from this site.
C. SBNC reiterates its historical position rejecting the subsidization of upper middle income housing which is coming in at $100. per room and we must assume that this is the case on this site until there is a commitment of 236 federal and Leased Public Housing Funds.
D. That the community should be involved in all aspects of the planning (sponsors, construction, contracts, financing, etc.)

5. SITE 30

HOUSING COMMITTEE RECOMMENDATION FOR ACTION

A. That SBNC testify on October 14th urging the Board of Estimate to vote yes on the turnkey public housing on Site 30.
B. SBNC support the rights of the WSURA squatters to become part of the WSURA relocation workload to have priority or guarantee of new permanent housing after WSURA relocatees are housed in new, permanent housing in the WSURA. The squatters are to be planned for on a family-by-family basis.
C. That the community be involved in the actual planning of that building (construction, contracts, specifications, etc.).

THE HOUSING COMMITTEE'S RECOMMENDATIONS FOR ACTION were then presented to the Council for their approval. The Council unanimously passed the entire report and all the actions recommended.

III. FIRE AT 108 WEST 95TH STREET, SITE 47. Raymond Ocasio, Project

Director - WSURA.

On October 4th there was a fire at 108 West 95th Street, a city-owned building, eight tenants whose apartments were made uninhabitable by the fire made housing arrangements with friends and relatives. On October 5th the Project Office was flooded with many tenants from the building who wanted an immediate resolution of their housing problems - not only for the fire victims but for all the tenants residing in this building. Negotiations took place all day and the tenants blocked traffic on Columbus Avenue to demonstrate the urgency of their plight. Late in the day they met with Deputy Commissioner Hogan of the HDA, Department of Relocation and Management Services, where it was negotiated that the Housing Authority would interview and certify the eight families to Public Housing if the families were found eligible. The balance of the families occupying the remainder of 16 apartments in the building would stay in the building and extensive rehabilitation would be done. This building which is the only building on Site 47 is, according to Mr. Ocasio, projected for clearance approximately five years from now. This indicates that a large monetary investment will be necessary on the part of the city, therefore, HDA considered a large investment at this time reasonable. Rehabilitation would include wiring, walls, floors, etc. It was estimated by HDA that the existing rental payments would amortize the cost of rehabilitation. The time table for rehabilitation is as soon as the building inspection is conducted by an engineer. In the meantime CURMCO will be doing cleaning and basic repairs in the areas affected by the fire.

In the discussion that followed it was brought out that the complaints around this building had been brought to the attention of the Project Office and CURMCO time and time again - but nothing had been done. It was therefore proposed that CURMCO check every single building in the WSURA for defects [illegible] to replace CURMCO managers would be [illegible] every owned bldg.

IV. REQUEST FROM MARTIAL ARTS MONKS (SITE 28 - KARATE STOREFRONT)

Bob Ellis, Co-chairman of the West Side Coalition Against Drugs, of which the Martial Arts Monks are members, requested the Council's support in their search for relocation and continued space in the WSURA. Karate classes, led by Mr. Gerald Orange, are held at a city-owned store-front located at 732 Amsterdam Avenue and service approximately 60 people. The group is co-ed and the students range in age from 6 to 60. Mr. Ellis informed us that the philosophy of Karate is dealt with in the spiritual sense of physical fitness, taking care of the body, ecology and respect for people. No student participating in the classes held at the store-front is on drugs, drinks, or smokes. The Coalition Against Drugs has stated that it will not allow Site 28 to be demolished unless the Martial Arts Monks are relocated. Mr. Ellis stated that the program cannot disperse for even a short period of time because they will then lose the children involved. It was further explained that the cost of these classes is financially within the means of anyone who wishes to join. No one is rejected due to lack of funds. Students in the classes then performed a most educational and enjoyable demonstration of Karate for the Council.
In the discussion that followed it was pointed out that Strycker's Day Neighborhood Council has previously called for a moratorium on all demolition. It was also noted that the Housing Committee's recommendation, as unanimously adopted by the Council earlier in the evening, called for rejection of any demolition or relocation on Site 28. It was further suggested that SBMC make an inventory of all store-fronts and community services in the WSURA. In this way they can be put into a package when dealing with the city for the rehousing of community organizations.

A MOTION was made and seconded that HDA provide heat and hot water to the Karate store-front in their present location.

Mr. Ocasio explained that this request was impossible to fulfill because there was no boiler in that building and that Site 28 is scheduled for demolition along with Site 30.

AN AMENDMENT to the motion was made and accepted by the maker of the motion that the Martial Arts Monks Karate store-front be relocated in the WSURA and planned for permanent space within the WSURA.

THE MOTION AS AMENDED PASSED UNANIMOUSLY.

V. PRESENTATION BY THE ARCHITECTS TO PRESENT

V. PRESENTATION BY THE COMMITTEE TO RECONSTITUTE THE HEALTH COUNCIL

Father Farrelly read a telegram he sent to the Department of Health, Education, and Welfare on October 4, 1971:

> "We are familiar with proposed health budget of 3.4 million dollars projected by the Neighborhood Health Services Program located on the West Side of Manhattan. The budget submitted for your consideration does not meet the health needs of our community. Strycker's Bay Neighborhood Council which is a federation of 70 neighborhood organizations in the West Side Urban Renewal Area and a member of the Neighborhood Health Council was never allowed to participate in the decisions to reduce the original proposal.
>
> We feel strongly any decision on this budget must be postponed until full community participation is permitted. We offer our cooperation in bringing this participation about."

The Mid-West Side Neighborhood Health Services Program is to provide effective and comprehensive health [illegible] the poor in the area between West 86th and West 110th Streets. The Mid-West Side Neighborhood Health Council in partnership with St. Luke's Hospital Center and the New York City Department of Health is to advise and assist the Neighborhood Health Services Program in policies to effect the above-mentioned goals.

A representative of the Committee to Reconstitute the Health Council appeared before the Committee and stated the [illegible] the

part of the community in the activities of the Health Council has caused many of the current problems. The Committee would like to increase the participation of patients and staff in the Health Council. The major issue focused on at this time is the budget for the coming year for the Neighborhood Health Services Program. The Committee claims that the NHSP administration this year submitted a budget for $3.4 million, but after an HEW-funded consultant team advised the Health Council, this was cut back to $2,5 million. The Committee feels that the Health Council did not fight for an adequate budget for its own program. (The Chairman of the SBNC Membership Committee wanted to know why this Committee was speaking for the Health Council when another group of people constituted official membership in SBNC. The Committee representative explained that the Committee was not vying with the Council but was interested in reconstituting the Council. The Committee would happily disappear once it felt that the Health Council was truly representative and functioning properly.) Members of the Health Council then spoke explaining their position and the problems they faced. Both the Committee and the Health Council distributed information with regard to their positions on the issues involved. Marian Borenstein, a member of the SBNC Executive Board and its delegate to the Neighborhood Health Council since July, 1971, shared some of her observations with the SBNC delegates. She stated that the Health Council, in her opinion, does not appear to understand its own role as an advocate for the patients, particularly in the present budget controversy. In addition, the Health Council does not appear to comprehend the serious effects of a sliding scale of eligibility on patients now receiving free preventive medical care at the NHSP. She pointed out that the Neighborhood Health Council was not representative of the patient community, and, for example, there was no representation from any of the public schools within the target area.

Father Farrelly then suggested that the Neighborhood Health Council hold a public meeting or forum to discuss the issues involved. The two representatives of the Neighborhood Health Council Executive Board present at the meeting stated that they would bring this request to their Executive Board.

VI. PROGRESS REPORT ON JOAN OF ARC MINI-SCHOOL - Edith Rood

Mrs. Rood, a parent of a child who is amongst the 120 ninth-grade Joan of Arc students presently attending the "mini" or "satellite"

school. The Joan of Arc main school is located on 93rd Street between Columbus and Amsterdam Avenues and the mini-school is presently located at the Boys Club at 111th St. and First Avenue. She explained that the principal, parents, teachers, and students involved in this "satellite" school were requesting aid from SDNC in their search for space within the MSURA so that the children could return to the West Side. She suggested that first there might be some questions from the Council members on what the school is all about; when the information is disseminated, the issue of West Side space should be discussed. Mrs. Rood further informed the Council that the satellite school had prepared a petition and had collected over 700 signatures requesting the elected West Side legislators to allow the school the use of their legislative store-front. In the discussion that followed, Mr. William Rogers, the new principal of Joan of Arc, was introduced and welcomed to the West Side by Father Farrelly. Mr. Rogers explained that as principal he is responsible for the satellite school. He further explained that this school was an extension of a program that was in effect in Joan of Arc last year where, through an arrangement with NYU Medical School, some ninth-grade students spent one day a week at NYU Medical School as part of their science curriculum. This year this program was extended to include an enlarged curriculum covering all academic subjects for 4 ninth-grade classes--120 youngsters. The discussion further brought out that it was hoped that through the effect of the satellite school, teachers and students might learn new ways of teaching and perhaps this would demonstrate new and more effective ways which would benefit the children in the "main" school. Some delegates stated that perhaps this kind of "demonstration" should be going on in many more West Side public schools.

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A MOTION was made and seconded that SBNC support the Joan of Arc Satellite School and that this school should be located back on the West Side in the Urban Renewal Area.

A vote was taken as follows:

FOR	28
AGAINST	4
ABSTENTIONS	1

MOTION PASSED.

Mrs. Rood then asked the Council for specific aid in their search for space in the WSURA. In light of the above-mentioned petition, several speakers posed questions as to whether the legislators had been approached about the use of their store-front prior to the petition campaign. Mrs. Rood answered that although a preliminary phone call was made to one of the legislative offices prior to starting the petition campaign, a meeting was set for the next week to attempt to resolve the issue. Some delegates took issue with the facts presented in relation to the West Side legislators store-front.

SBNC was then invited by the Joan of Arc Satellite School representatives to attend the projected meeting with the legislators.

A delegate requested that due to the late hour the next item on the agenda be Item VIII, Representatives from the Board of Education Bureau of Attendance.

VII. REPRESENTATIVES FROM THE BOARD OF EDUCATION BUREAU OF ATTENDANCE

Two representatives, Mr. Brown and Mrs. Watson, who are staff members from the Board of Education Bureau of Attendance, reported that effective October 1, 1971, the entire District 3 Bureau of Attendance staff were removed from District 3. The Council was informed that this was done without any prior knowledge on the part of the staff members involved and that they were told that this was being done due to the budget cuts. They felt that the removal of their positions was not done properly and that they supplied the school children with a necessary service. The Bureau of Attendance staff works in 23 schools located in District 3. The Council was then informed of some of the

types of problems that an attendance teacher has to deal with in enforcing the compulsory education law. In the discussion that followed delegates spoke about the confusion that exists due to the budget cuts in School District 3, where, unfortunately, choices were being made as to whether to use budget money for classroom teachers or for professionals not directly in the classroom. It was stated that schools should not be put into this position and more money was needed for all.

A MOTION was made that SEEC oppose the elimination of the District 3 staff of the Bureau of Attendance.

In the discussion that followed, a delegate felt that it would be wrong for SEEC to take a position on one aspect of the budget cuts in District 3 when no position and discussion had taken place on the total picture. It was also unclear whether or not Bureau of Attendance teachers were being dismissed without due process. A call for a vote on the motion was made. A delegate rose and asked if there was a quorum. A count of delegates present indicated that no quorum was present.

THE MOTION was therefore not voted on.

It was then suggested that SEEC write a letter to District Superintendent Mathews requesting information on the issue of the elimination of the Bureau of Attendance teachers and the effects of the budget cuts on District 3. It was the consensus that this letter be written.

It was announced that due to the late hour a Progress Report on the New West Side High School would be given at the next Council meeting.

The meeting adjourned at [illegible] p.m.
Respectfully submitted, [illegible] Secretary

E-1242

ATTENDANCE
STRYCKER'S BAY NEIGHBORHOOD COUNCIL
Plenary Meeting
Thursday, October 7, 1971

NAME	ORGANIZATION
Al Vidal	N.H.C.
John Durgin	United W.S. Com.
Eric Brown	P.S. 180
Doris Rosenblum	P.S. 75
Natsu Ifill	Homeowners Res.
Raymond Ocasio	H.D.A.
Michele Ocasio	
Lois E. Watson	Bureau of Attend.
Renee	DSS Hamilton
Bonnie Savitz	" "
Susan Oreskes	Strycker's B.Coop
Ellen New	Comm.Service Soc
Susan Cornfield	CSS Hamilton
Penny Campbell	Neighborhood Heal.
Jim Law	Man. W. Repub.
L. Berger	WSURA
Terry de Jesus	C.D.I.
Don Kopleman	Joint Action
Esther Mendez	
Barbara Lesch	MWSNHC
Roberta Gratz	W. 87th 100 Blk
Donald Gratz	" " " "
Sarah Plotkin	Health Council
David Lehman	Colum. Pk Towers
I. Sonavich	" " "
Harold James	10 W 93rd T.A.
Susan Moore	
Vera Robinson	
Marian Borenstein	Goddard Towers
Max Manes	
Wayne Ewen	Continue
S. Losada	DSS
Mona Resner	W.S. H.S.
David Ment	FDR-WW Dems
Sylvia Musser	Project Pilot
Jerome Fine	Continue
Francis Walsh	
Linda Singer	WSURA Soc. Wk
Fritz Levi	Little Old NY
Federico Lora	El Comite
N. Colon	" "
R. Karlen	94th St. Pk Blk
Julia Matlow	43 W 93rd TA
Rev. P. Mc Namara	Holy Name
Delphine Mc Millan	Stephen Wise
Ted Veal	Health Comm.
Jorge Rojas	Stephen Wise
Jay Belber	NHSP
Alice Fields	P.S. 84 P.W.
Edith Rood	325 C.P. W.

NAME	ORGANIZATION
Nadia Telsey	G.O. Karate
Madeline Matz	" "
L. Reid	" "
David Kornbluh	
David Bush	Mini School JOA
Edith Rood	
Melanie Baron	" "
Barbara Schneider	
Ronald	
Janice Robinson	
P. Hess	Teleprompter
J. Ward	"
V. Brereton	89th Blk Assoc.
J. Brereton	" " "
Herb Gerol	DSS
Jacob Waldman	DSS
William A. Price	CAI
Dominick Cucinotta	DSS
Norma Jean Anmuth	"
Ruth Messinger	CCWS
Andy Lachman	"
Robert Ellis	WSCAD
J. Ellis	Martial Arts Monks
Gerald Orange	" " "
Yvonne Fawcett	J.A.C.
Merell Frankl	
Elizabeth Wesley	
Sydelle Moore	United Welfare
Marie Brown	
Amy Woolis	JOA Mini
Martin Mc Carthy	
Beverly Dominquez	
William P. Rogers	Joan of Arc Prin.
Mindy Shernoff	Joan of Arc Mini
Carolyn Johnson	
Janet Oliver	A. Blumenthal Sec.
Leona Brin	FDR - WW Dems.
Mary Iorio	
Walter Hess	S.B. Coop
Michael Ehrman	W.S. Tenants Union
Conchill Reardon	

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DEFENDANTS EXHIBIT AH - PAGE 7, TABLE R-2

DEFENDANT'S
EXHIBIT
U.S. DIST. COURT
S. D. OF N. Y.
MAY 16

AH

roughly 12% at that time. In the Lincoln Square area and along the Broadway corridor the concentration is even greater. Many exist on woefully meager incomes which force them to spend a very high proportion of income on rent. And many live in low-rent single rooms and apartments that are especially vulnerable to development. As development proceeds, many will be forced out of the area.

Table R-2

Table R-2 -- Mid-West Side Population Trends

	1960		Est. 1970		Actual 1970	
	Number	%	Number	%	Number	%
Total	254,000	100	232,000	100	212,400	100
White	182,880	72	188,000	81	155,400	73
Black	33,020	13	25,000	11	35,600	17
Puerto Rican	38,100	15	19,000	8	21,400	10

Source: Plan for New York City, Manhattan volume; actual figures from 1970 Census of Population.

School-age children are under-represented on the West Side, where they constitute about 20% of the population. City-wide the school-age population is much higher, about 28% of total population. School-age population will increase substantially with the completion of the West Side Urban Renewal Project.

Note: The above provides a comparison of estimates shown in Table R-2, p. 7, of

DEFENDANT'S

E-1245

C,

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 16

DEFENDANTS EXHIBIT AI - COMMUNITY PLANNING HANDBOOK - DIST. 7

AI

COMMUNITY PLANNING HANDBOOK

THE NEW YORK CITY PLANNING COMMISSION

[MAN.]

[7]

E-1246

COMMUNITY PLANNING HANDBOOK

MANHATTAN COMMUNITY PLANNING DISTRICT 7

DEPT. OF HUD
MAR 20 1974
LIB

John V. Lindsay, *Mayor*

John E. Zuccotti, *Chairman*
New York City Planning Commission
2 Lafayette Street
New York, New York 10007

NYCDCP 73-08-307 Issued 10/73

E-124T

CITY PLANNING COMMISSION

John E. Zuccotti, Chairman

August, 1973

Dear Community Representative:

Learning more about your community can help you to participate more fully in planning for its future.

The listings, tables, charts and maps in this handbook are a unique resource--the single best source of up-to-date information on such factors as population, community facilities, zoning, land use, political districts--especially prepared for community use.

I believe you will find the handbook valuable and informative.

Sincerely,

John E. Zuccotti
Chairman

The preparation of this report was financed in part through a Comprehensive Planning Grant from the United States Department of Housing and Urban Development.

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MANHATTAN
COMMUNITY PLANNING DISTRICT 7

307/8-73

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1

GENERAL INFORMATION

E-1252

1.1.a

MANHATTAN PLANNING OFFICE

MANHATTAN OFFICE OF THE CITY PLANNING COMMISSION

2 Lafayette Street, 14th Floor
New York, New York 10007
Telephone: 566-0522

Paul Kendall, Director

Sheldon Fein, Planner
Community Board No. 7

Telephone: 566-0526

307/8-73

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DIRECTORY

1.1.b

DIRECTORY

Department of City Planning
2 Lafayette St., New York, N.Y. 10007

Community Handbook Information	566-8543
Public Information Office	566-7600
Counsel	566-0798
Chief Engineer	566-8483
Comprehensive Planning	566-8574
Capital Budget	566-8559
Calendar, subscription	566-1902
Education and Schools Planning	566-0532
Economic Development	566-3982
Environmental Protection	566-0612
Health and Hospitals	566-0614
Housing and Community Development	566-3584
Library for City Planning	566-
Mapping	566-8478
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CITY PLANNING COMMISSION

1.1.c

CITY PLANNING COMMISSION

The City Planning Commission is composed of a Chairman who serves at the Mayor's pleasure and six Commissioners appointed by the Mayor for over-lapping eight year terms.

The Department of City Planning is headed by the Chairman of the City Planning Commission and through him advises and assists the Mayor, the Board of Estimate, the City Council, and the City Planning Commission. The Department performs such functions as are assigned to it by the Mayor or under applicable provisions of the law.

MEMBERSHIP OF THE CITY PLANNING COMMISSION

Chairman: John E. Zuccotti. Appointed Chairman February 19, 1973.

Vice Chairman: Martin Gallent. Appointed Vice Chairman February 19, 1973. Term as Commissioner expires December 31, 1977.

Commissioners (term expires): Gerald Coleman (December 31, 1975); Chester Rapkin (December 31, 1976); Jacquelin T. Robertson (December 31, 1978); Sylvia Deutsch (December 31, 1979); and Gordon Davis (December 31, 1980).

* * *

Victor Marrero is Executive Director of the Department of City Planning.

* * *

MAJOR STATUTORY RESPONSIBILITIES

Subject to Board of Estimate Approval

1. Drafts Capital Budget and Capital Improvement Plan.
2. Approves Zoning Changes.
3. Approves Certain Housing Projects -- Urban Renewal, Middle-Income and Public Housing Projects.
4. Approves Changes in City Map.
5. Issues Special Permits under the Zoning Resolution including Off-Street Parking Facilities, Airports or Heliports, Air Rights Developments, and certain Nursing Homes.
6. Adopts Waterfront Plan

Not subject to Board of Estimate Approval

7. Adopts Master Plan.
8. Designates Urban Renewal Areas.
9. Rejection of Zoning Change Application.

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CITY PLANNING COMMISSION, continued

The Commission also has a major role in the selection of sites for Capital Projects through the membership of the Chairman on the Site Selection Board. The Commission Chairman is also a member of the Tri-State Regional Planning Commission.

PUBLIC HEARINGS

Public hearings are held on most items before the City Planning Commission. These hearings are held every other Wednesday at 10:00 A.M. in the Board of Estimate Room on the second floor of City Hall. On occasion, the Commission holds public meetings on an agenda of borough items at a central location in the borough.

The date, time, place, and agenda of public hearings is announced in the press, and in the official Calendar of the City Planning Commission which is mailed to some 2,500 subscribers.

An annual subscription to the bi-weekly Calendar is $10.00 from the Office of Administration, Room 1600, 2 Lafayette Street, New York, New York 10007. Community Planning Boards and other community and civic associations may obtain the Calendar free by application on their letterhead stationary.

E-1256

NEW YORK CITY CHARTER

SECTIONS FROM THE NEW YORK CITY CHARTER RELATED TO CITY PLANNING

Charter Adopted at the General Election November 7, 1961
Effective January 1, 1963

CHAPTER 8

CITY PLANNING

Department and Director of City Planning

§ 191. a. There shall be a department of city planning, the head of which shall be the director of city planning. He shall be chairman and a member of the city planning commission.

b. The director of city planning shall:

1. Advise and assist the mayor, the board of estimate and the council in regard to the physical planning and public improvement aspects of all matters related to the development of the city.

2. Provide staff assistance to the city planning commission in all matters under its jurisdiction.

3. Be the custodian of the city map and record thereon all changes legally authorized.

4. Conduct continuous studies and collect statistical and other data to serve as the basis for planning recommendations.

5. Provide to the community district planning boards, when established, such staff assistance as he may determine.

6. Perform such other functions as are assigned to him by the mayor or other provisions of law.

c. The department shall employ such planning experts, engineers, architects and other officers and employees as may be required to perform its duties, within the appropriation therefor.

City Planning Commission

§ 192. a. There shall be a city planning commission to consist of the chairman and six members to be appointed by the mayor. Except as provided in section one hundred ninety-one, no member shall hold any other city office. Members other than the chairman shall be appointed for a term of eight years, except that in case of a vacancy in the office of a member other than that of the chairman the mayor shall appoint a member to serve for the remainder of the unexpired term.

b. One of the members other than the chairman shall be designated by the mayor as vice-chairman and shall serve as such at the pleasure of the mayor. The vice-chairman shall possess the powers and perform the duties of the chairman when the chariman is absent or while a vacancy exists in the office of chairman, and shall at such times serve as director of city planning.

Removal by Mayor After Hearing

§ 193. A member of the commission other than the chairman may be removed by the mayor only upon proof of official misconduct or of negligence in official duties or of conduct in any manner connected with his official duties which tends to discredit his office, or of mental or physical inability to perform his duties; and before removal he shall receive a copy of the charges and shall be entitled to a hearing before the mayor and to the assistance of counsel at such hearing.

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Master Plan of the City

§ 197. a. The city planning commission shall prepare and adopt, in one or more parts, and from time to time modify a master plan for the physical development of the city, which shall provide for the improvement of the City and its future growth and afford adequate and appropriate facilities for the housing, business, industry, transportation, distribution, recreation, comfort, convenience, health and welfare of its population.

b. Before adopting the master plan or any part or modification thereof, the commission shall hold a public hearing or hearings thereon, notice of which shall be published in the City Record at least ten days prior thereto.

c. The master plan and all modifications thereof shall be on file in the office of the department of city planning and certified copies thereof shall be filed in the offices of the city clerk and of each borough president. Upon the adoption of any modification of or in addition to the master plan, it shall be published in the City Record.

City Map

§ 198. a. The city map, as the same shall exist at the time when this charter goes into effect, is hereby continued.

b. The director of city planning shall be the custodian of the city map, and it shall be his duty to complete and maintain the same and to register thereon all changes resulting from action authorized by law.

c. The city map shall be on file in the office of the department of city planning, and certified copies thereof and of all changes thereto shall be filed in the offices of the corporation counsel, the city clerk and of the borough president of the borough in which the land shown on the map is located and in the office in which conveyances of real estate are required to be recorded in the county in which the land shown on the map is located. *(As amended by Chapter 998 of the Laws of 1962).*

Projects and Changes in City Map

§ 199. a. No improvement or project affecting the master plan or the city map and no addition to or change in the city map shall be authorized otherwise than as provided in this charter.

b. Before taking action on any proposed addition to or change in the city map not initiated by the commission, the board of estimate shall refer it to the city planning commission, which shall, after a public hearing, notice of which shall be published in the City Record for at least ten days immediately prior thereto, report thereon within ten weeks with respect to its relation to the master plan and the city map. If the commission shall report that the proposed action conforms to the master plan or shall recommend the approval or modification of such action it may be taken in accordance with the recommendations of the commission by a majority vote of the board of estimate. If the commission shall report that the proposed action does not conform to the master plan and shall not recommend approval of such action or shall recommend a modification thereof not accepted by the board of estimate, or shall fail to make its report within the said period of ten weeks, the

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board of estimate may nevertheless take the said action, but only by a three-fourths vote. *(As amended by Chapter 928 of the Laws of 1963).*

c. An addition to or change in the city map may be initiated by recommendation of the city planning commission to the board of estimate adopted after public hearing before the commission, notice of which shall be published in the City Record for at least ten days immediately prior thereto, with the same effect as a report made by the commission on a proposed addition or change referred to it by the board of estimate.

d. Upon the authorization of any such addition or change in the city map or the taking of any other action in accordance with the provision of this section, the city planning commission shall make such change, if any, in the master plan as it shall deem necessary to conform thereto.

Zoning Regulations

§ 200. Any existing resolution or regulation of the board of estimate or of the city planning commission to regulate and limit the height and bulk of buildings, to regulate and determine the area of yards, courts and other open spaces, to regulate density of population or to regulate and restrict the locations of trades and industries and location of buildings designed for specific uses or creating districts for any such purpose, including any such regulation which provides that the board of standards and appeals may determine and vary the application of such resolutions or regulations in harmony with their general purpose and intent and in accordance with general or specific rules contained in such regulations, may be amended, repealed or added to only in the following manner:

1. The city planning commission may upon its own initiative at any time, or upon application as provided in section two hundred one, adopt a resolution for any such purpose subject to the limitations provided by law. Before adopting any such resolution, the commission shall afford persons interested an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in the City Record for the ten days of publication of the City Record immediately prior thereto setting forth in general terms the nature of the proposed resolution and a statement of the place at which the entire resolution may be examined. Any such resolution shall be filed with the secretary of the board of estimate within five days from the day of its adoption.

2. Approval, disapproval or modification by the board of estimate of a recommendation by the commission for a change in the zoning resolution must occur within sixty days from the date of filing of the recommendation of the commission with the board. In case the board shall fail to act on such affirmative resolution within such period of sixty days, such change shall be deemed approved and effective on the sixty-first day after the date of filing unless a protest of owners of affected property shall have been filed in accordance with the provisions of subdivision three. Any resolution for a zoning change which the mayor shall have certified to the planning commission as necessary, and which has been disapproved by the commission, may be adopted by the board of estimate by a three-fourths vote and

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after a public hearing. The foregoing limitation of sixty days shall be inapplicable to such an adoption and the change shall become effective at a time fixed by the board of estimate.

3. In case a protest against a proposed resolution shall have been presented to the secretary of the board of estimate within thirty days from the date of such filing, duly signed and acknowledged by the owners of twenty per centum or more of the area of

(1) the land included in changes proposed in such proposed resolution, or

(2) the land immediately adjacent extending one hundred feet therefrom, or

(3) the land, if any, directly opposite thereto extending one hundred feet from the street frontage of such opposite land,

such resolution shall not be effective after the filing of such protest unless approved by the board of estimate, either in the form in which it was filed or as modified by the board, by a three-fourths vote of the board within one hundred eighty days after the filing of said resolution with the secretary of the board of estimate. The effective date of such resolution, if so approved, shall be the date of such approval. A protest duly filed as herein provided may be withdrawn at any time within sixty days from the date of the filing of such resolution.

Applications for Zoning Changes

§ 201. Applications for changes in zoning resolutions or regulations may be filed by any taxpayer with the city planning commission during the month of January in any year. The commission shall consider and act upon such applications and may hold public hearings thereon, notice of which shall be given in the same manner as provided for other hearings in section two hundred.

Platting of Land and Dedication of Streets and Public Places

§ 202. a. No map of a subdivision or platting of land into streets, avenues or public places and blocks within the limits of the city shall be received for filing in the office in which instruments affecting real property are required to be recorded in the county in which the land is situated, unless such map shall have been submitted to the board of estimate and approved by such board, after transmittal to the city planning commission for report, by the same procedure as provided in subdivision b of section one hundred ninety-nine for changes in the city map. If such map is disapproved by the board of estimate, the secretary of the board shall certify such fact in writing upon such map, and such map shall be received only for record without such approval.

b. No street, avenue, highway or public place, the layout of which has not been approved as provided in this section, shall be deemed to have been accepted by the city as a street, avenue, highway or public place, unless such street, avenue, highway or public place shall lie within the lines of a street, avenue, highway or public place upon the city map.

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LOCAL LAW 39

LOCAL LAW 39

To amend the New York City Charter in relation to Community Boards
Effective June 16, 1969

Be it enacted by the Council as follows:

Section 1, Section 84 of the New York City charter is hereby repealed and reenacted to read as follows:

Community boards

§ 84. There shall be a community board for each community district created by the city planning commission pursuant to section eighty-three hereof. Each board shall consist of the Councilman at Large and the district councilmen elected from any area which includes a part or all of such community district and not more than fifty persons appointed by the borough president, after consultation with such district councilmen, who have a residence or a business, professional or other significant interest in the district and the Councilman at Large. In making such appointments the borough president shall give due regard to representation for each neighborhood within such district. Not more than twenty-five per cent of such appointments shall be city employees.

a. Members of community boards appointed by the borough president shall serve for overlapping terms of two years, one-half of the membership being renewed each year. They may be reappointed, and shall be removable by the borough president for cause. Three consecutive unexecuted absences from meeting of the board and the unexcused absence from more than one-half of the meetings called in any one year shall be a sufficient cause for removal. Vacancies shall be filed by the borough president for the remainder of the unexpired term.

b. Members of community boards shall serve as such without compensation.

c. Each such board shall:

1. Consider the needs of the district for which it serves and develop plans for the district's welfare and orderly development, including matters relating to only part of the district or to areas only partly within the district.
2. Advise, either on its own initiative or when requested, any public officer, agency or legislative body with respect to any matter relating to the welfare of the district, and its residents, but in each instance shall furnish the borough president with a copy of every written communication or statement giving such advice.
3. At its discretion hold public or private hearings or investigations with respect to any such matter.
4. Cooperate and consult with the local administrators of city departments and agencies having administrative districts including any part of the district it serves.
5. Assist city departments and agencies in making contacts with and transmitting information to the people of its district.
6. Cooperate with the boards of other districts with respect to matters of common concern, including matters which relate to parts of more than one district.
7. Render an annual report to the mayor and the borough president within three months of the end of each year and such other reports as the mayor or the borough president shall require. Such reports or summaries thereof shall be published in the City Record.
8. Keep minutes of its meetings and furnish copies to the borough president who shall be the custodian for all the records of such board.
9. Use all practical means to keep the public informed on matters relating to the welfare or development of its district.
10. Perform such other duties as may be prescribed by law.

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d. All city agencies, except the Board of Estimate, Housing and Development Administration, the Environmental Protection Administration, Police Department and City Council, which require public hearings before they may act on matters before them, shall refer such matters to the community boards by furnishing their calendars or notices of meeting to the chairman of each such board and such other persons as the chairman may designate. At or before such public hearing, each community board shall, in the case of a capital project proposed by the City Planning Commission lying in whole or in part in its district, or in the case of a site for any such project proposed by the Site Selection Board, and may, with respect to any other matter referred to it, give its recommendation with respect to such matter. Such public hearing shall be adjourned once at the request of a community board when made on the grounds that the board has not had an opportunity to act on a matter referred to it unless the agency concerned by a majority vote of its members shall determine that circumstances warrant that it act without adjournment. If a recommendation is made by a community board it shall be reflected in the record of the agency with respect to such matter. In the event a community board shall fail to make a recommendation, the agency may nonetheless act, but its record shall reflect that no recommendation was made. Such agency shall notify the community boards of each action taken subsequent to such public hearing including adjournments thereof.

e. Each board shall meet at least once each month except during the months of July and August. The borough president shall provide each board with a meeting place if requested by the board.

f. Each such board may create committees on matters relating to the welfare or development of its district. It may include in such committees persons with a residence or pertinent interest in the community who are not members of the board, but each such committee shall have a member of the board as its chairman.

g. Each such board shall elect its own officers and keep a public record of its activities and transactions, including minutes of its meetings and majority and minority reports.

h. Each such board may employ such assistants at it may require within appropriations therefor or using funds contributed therefor. The borough president shall provide suitable administrative assistance to expedite and coordinate the work of such boards, and the director of city planning shall provide professional assistance to aid them in the planning of their communities.

i. All agencies of the city shall give to such boards such information necessary for their work which they shall require.

j. The mayor shall call at least one meeting each year at which he, the members of the city planning commission, the borough presidents or their representatives, the councilmen and any other officers he may invite shall meet with the chairmen of the community boards or their designated representatives for the purpose of discussing the city-wide master plan and other planning matters affecting the whole city or more than one borough. The agenda for each such meeting shall be prepared in consultation with the mayor and the city planning commission. Each borough president shall call at least one meeting each year at which he, the councilmen from such borough, the members of the city planning commission and any officers he may invite shall meet with the chairmen of the community boards within his borough or their designated representatives for the purpose of discussing borough-wide planning matters and other matters affecting more than one district and their relation to the master plan. The agenda for such meeting shall be prepared jointly by the borough president and the councilmen from such borough in consultation with the city planning commission.

Section 2. Paragraph 5 of subdivision b of section 191 of said charter is hereby amended to read as follows:

"5. Provide to the community boards, when established, such staff assistance as he may determine."

§ 3. This local law shall take effect immediately.

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DIRECTORY OF CITY AGENCIES

1.3.a

DIRECTORY OF CITY AGENCIES

Manhattan Community Planning District 7

Riverside District Health Center
160 West 100th Street (866-2500)
Dr. Ingrid Laux, District Health Officer

Housing Development Administration

West Side Urban Renewal Area
581 Columbus Avenue (TR3-7800)
Clara Fox, Project Manager

Cathedral Parkway Urban Renewal Area
2875 Broadway (866-8400)

Lincoln-Amsterdam Renewal Area
(677-7770)
Robert Fleischman, Project Manager

Community School District 3

P.S. 75
300 West 96th Street (864-6570/1/2)

Mayor's SRO Task Force
51 Chambers Street, Room 1201 (566-1880)
Charles Raymond, Director

New York City Office for the Aging
250 Broadway (566-0154)
Alice Brophy, Director

666 West End Avenue (799-4663)

Department of Highways
40 North Street (566-3645)
Helen Neuhaus, Director of Community Involvement

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CONTACTS FOR COMMUNITY BOARDS

1 b

CONTACTS FOR COMMUNITY PLANNING BOARDS

Economic Development Administration	Nick Pappas Assistant Commissioner Commerce & Industry Economic Development Administration 415 Madison Avenue New York, New York 10017 Tel. 593-8962
Environmental Protection Administration	Mrs. Emily Marks Assistant Administrator, Office for Citizen Involvement Environmental Protection Administration Municipal Building - Room 2352 New York, New York 10007 Tel. 566-5376, 0278
Fire Department	Augustus A. Beekman Assistant Chief of Department Fire Department 110 Church Street New York, New York 10007 Tel. 566-7951
Health Services Administration	Bruce T. Gantt Assistant Administrator Health Services Administration - Room 623A 125 Worth Street New York, New York 10007 Tel. 566-7747
Highways Department	Helen Neuhaus Director of Community Involvement Highways Department 40 Worth Street - Room 1108 New York, New York 10013 Tel. 566-3645, 3646
Housing and Development Administration	Elizabeth Kempton Director of Office for Community Affairs Housing and Development Administration 100 Gold Street - Room 8085 New York, New York 10038 Tel. 566-7464

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Human Resources Administration	Gladys Harrington Assistant Administrator, Office of Community Affairs Human Resources Administration 250 Church Street - Room 1307 New York, New York 10013 Tel. 553-5814
New York City Housing Authority	Blanca Cedeno Director of Community Affairs New York City Housing Authority 250 Broadway - Room 904 New York, New York 10007 Tel. 433-4134
Parks, Recreation and Cultural Affairs Administration	David J. Billings III Assistant Administrator for Community Projects Parks, Recreation and Cultural Affairs Administration The Arsenal 830 Fifth Avenue - Room 106 New York, New York 10021 Tel. 360-8251, 52
Police Department	Roosevelt Dunning Deputy Commissioner, Community Affairs Police Headquarters 240 Centre Street - Room 208 New York, New York 10013 Tel. 577-7852
Traffic Department	Lawrence L. Kallman Assistant to the Commissioner Department of Traffic 28-11 Bridge Plaza North Long Island City, New York 11101 Tel. 361-8000
Transportation Administration	Gerard M. Devine Assistant Administrator for Office of Public Transportation Services 51 Chambers Street - Room 412 New York, New York 10007 Tel. 566-0916

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COMMUNITY ORGANIZATIONS

Manhattan Community Planning District 7

This list may be incomplete. It includes organizations with membership and interests broader than a single block; therefore, we have not attempted to list block associations, even though they areiimportant to the community. The organizations listed are currently active in community affairs. Organizations may be added by notifying the Manhattan Planning Office.

FEDERATION OF WEST SIDE BLOCK ASSOCIATIONS
41 West 82nd Street

FREDERICK DOUGLASS CENTER
Hubert Watkins, Director
885 Columbus Avenue

FREE SHOE FUND
127 West 79th Street

HAMILTON FUNDING CORPORATION
c/o Father Joseph Zorawick
St. Stephen's Church
120 West 69th Street

HAMILTON HOUSING DEVELOPMENT
141 West 73rd Street

JEWISH FAMILY SERVICE
Mrs. Frances Levinson Beatman, Director
33 West 60th Street

JOINT PASSOVER ASSOCIATION OF THE CITY OF NEW YORK
Mrs. Pearl Bernstein, Director
33 West 60th Street

LA MIA FOOD BUYING CLUB
Pedro Garcia, Chairman
611 Amsterdam Avenue

LINCOLN SQUARE COMMUNITY COUNCIL
c/o West Side YMCA
Mrs. Cebe Peterson, President
5 West 63rd Street

LOWER WEST SIDE COMMUNITY CORPORATION
646 10th Avenue

MID-WEST SIDE COMMUNITY CORPORATION
Mr. Marcial Queves, Director
262 West 96th Street

MOBILIZATION FOR YOUTH LEGAL SERVICES
Miss Sue Ann Shay, Director
216 West 102nd Street

MORNINGSIDE URBAN RENEWAL COUNCIL
Mr. Jose Ernesto Rodriquez, Director
991 Columbus Avenue

NEW YORK ACTION CORPS
Robert Gangi, Director
468 Amsterdam Avenue

NEW YORK CITY SRO COALITION
Mr. John Kowal, Chairman
515 West End Avenue

PACT (PROGRAM TO ACTIVATE COMMUNITY TALENT)
Clayton Johnson, Director
2700 Broadway

PLANETARIUM NEIGHBORHOOD COUNCIL
Mr. John Kowal, President
515 West End Avenue

PROJECT FIND
Mrs. Elizabeth S. Treboney, Director
160 West 71st Street, Room 2-L

PSYCHOLOGISTS FOR SOCIAL ACTION
Dr. Ethel Tobach, New York Chapter Chairman
133 West 72nd Street

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1.4 COMMUNITY ORGANIZATIONS CONTINUED, PAGE 2

PUERTO RICAN CLUB FOR
COMMUNITY ACTION, INC.
946 Columbus Avenue

STEPHEN WISE FREE SYNAGOGUE
Edward Klein, Rabbi
39 West 68th Street

STRYCKERS BAY NEIGHBORHOOD
COUNCIL
Father Thomas Farrelly, President
169 West 89th Street

THE AMERICAN OPERA SOCIETY, INC.
Allen Oxenburg, Executive Director
50 Central Park West

UNITED WELFARE LEAGUE
Mildred Dureck, Director
929 Columbus Avenue

WEST SIDE Y.M.C.A.
5 West 63rd Street

WILLIAM F. RYAN HEALTH FACILITY
c/o Mr. Joe Cohen
35 West 83rd Street

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ELECTED OFFICIALS

Manhattan Community Planning District 7

Borough President Percy E. Sutton, Municipal Building, Manhattan 566-4300
(Chairman of Community Planning District 7: Rita Aid)

U.S. Senators

Jacob K. Javits	110 East 45th Street	867-7777
James A. Buckley	110 East 45th Street	697-3000

Congressmen

District 19	Charles Rangel	720 Columbus Avenue	866-8600 662-2200
20	Bella S. Abzug	725 West 181st Street	971-7288

State Senators

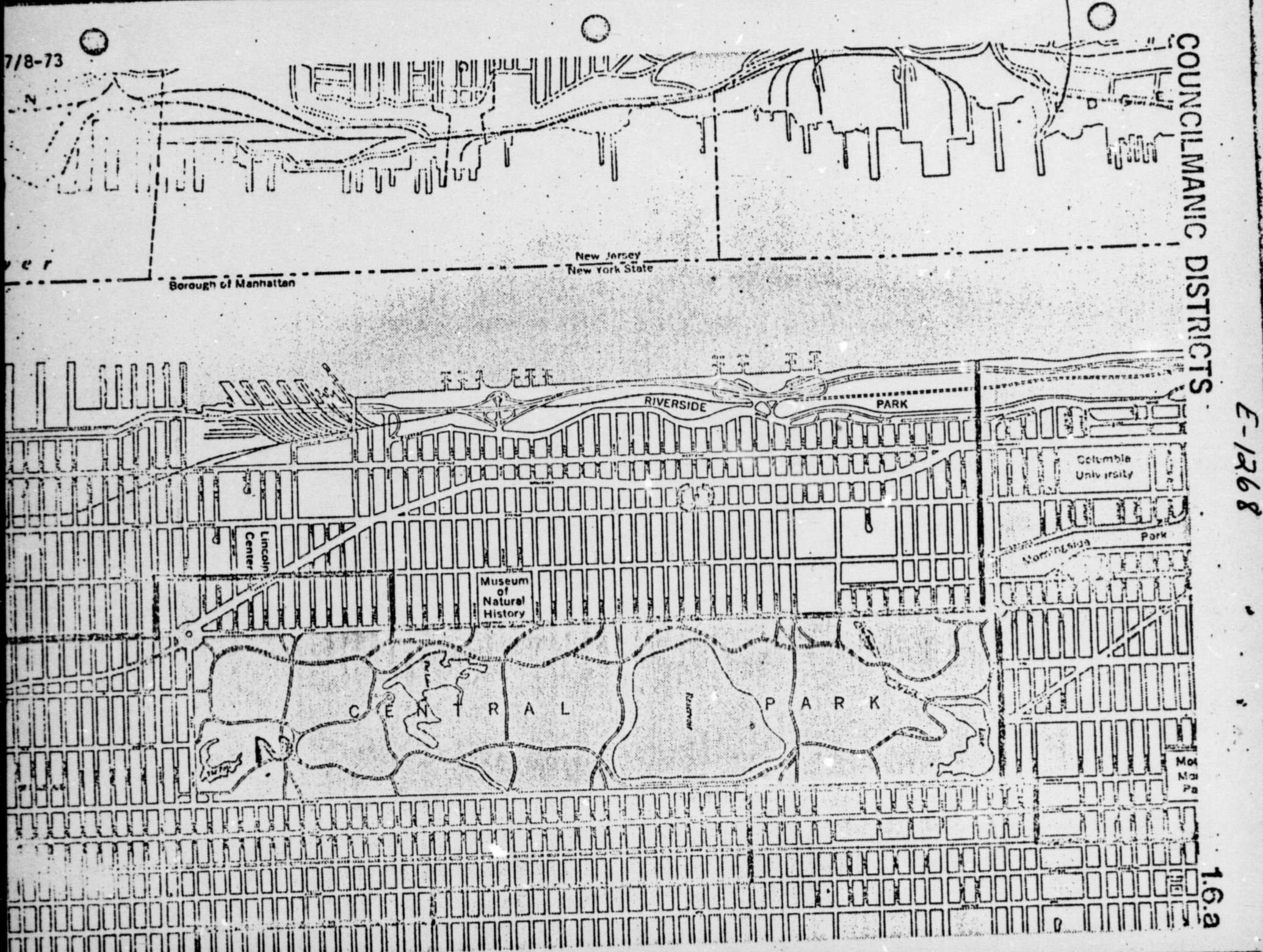
District 27	Manfred Ohrenstein	720 Columbus Avenue	850-1500
28	Sidney A. Vonluther	600 West 111 Street	850-0971

State Assemblymen

District 67	Richard Gottfried	128 West 72nd Street	724-9600
69	Albert Blumenthal	720 Columbus Avenue	850-1500
71	Franz S. Leichter	3785 Broadway, Suite 218	690-1500

Councilmen

District 2	Carol Greitzer	51 Chambers Street, Room 429	349-2466
3	Theodore Weiss	250 Broadway	962-2800
5	Charles Taylor	1943 7th Avenue	666-0089
At Large	Eldon R. Clingan	51 Chambers Street, Room 429	566-1985
	Robert I. Postel	City Council, City Hall	427-2972

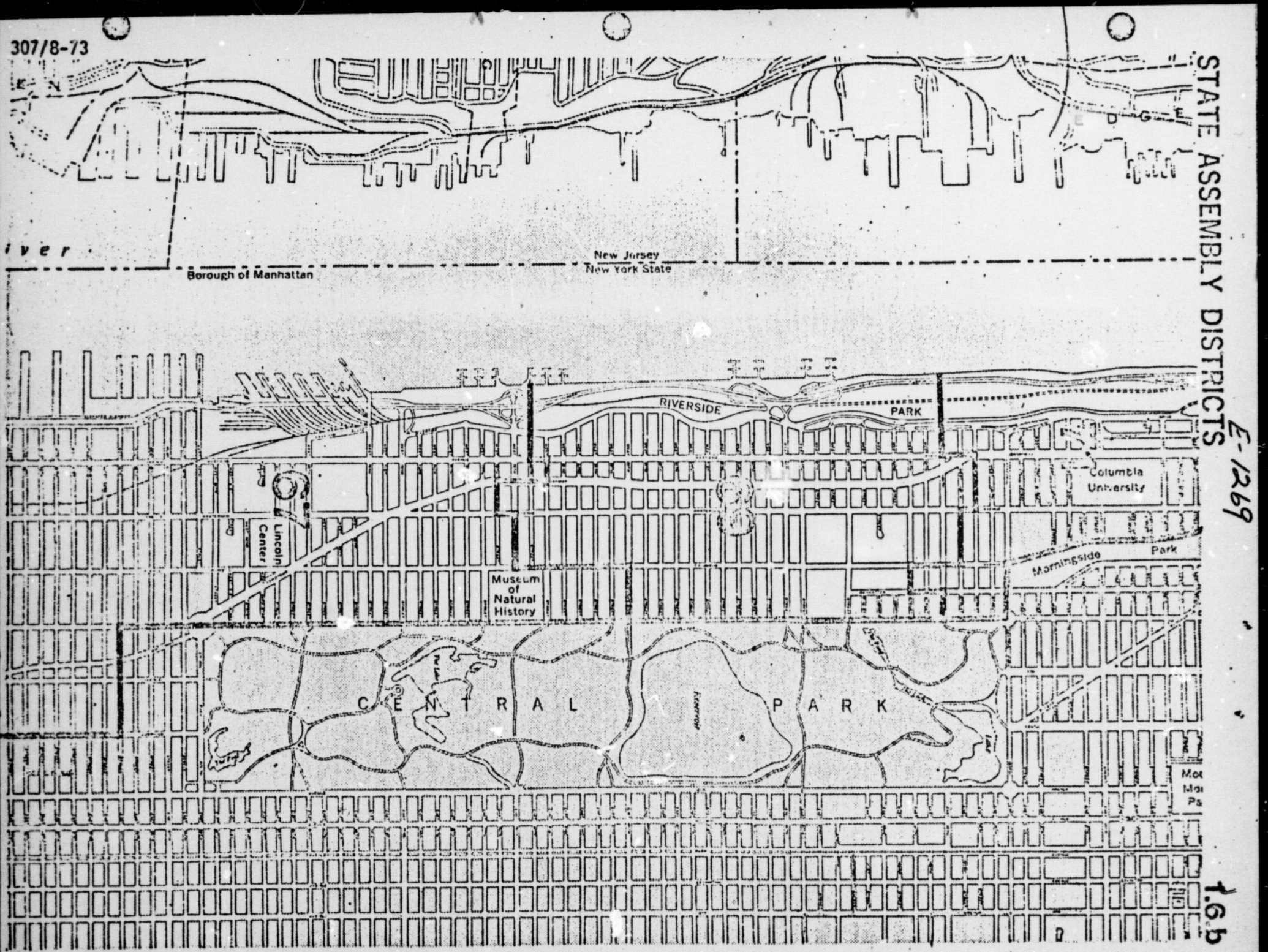


COUNCILMANIC DISTRICTS

E-1268

1.6.a

307/8-73



STATE ASSEMBLY DISTRICTS

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1.6b

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STATE SENATE DISTRICTS

1.6.c

307/8-73

CENSUS TRACT

	NUMBER	PERCENT
TOTAL POPULATION	2220	100.00
WHITE	2153	96.93
NEGRO		

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U.S. CONGRESSIONAL DISTRICTS

1.6.d

307/8-73

152
82
1
38.13
.46

E-1272

2

CAPITAL BUDGET & SITE SELECTION

061: BORO CODE/ CENSUS TRACT 14200 149 061: BORO CODE/ CENSUS TRACT

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CAPITAL BUDGET PROCESS

2.2

INTRODUCTION

The City of New York has two budgets – capital and expense. The Capital Budget provides funds for long-term improvements (such as schools) which can logically be paid for over a period of years – related to the anticipated life of the improvement. The Expense Budget finances the on-going operations of the City on a pay-as-you-go basis, from annual revenues.

WHAT IS FUNDED IN THE CAPITAL BUDGET?

The types of improvements which may be funded in the Capital Budget are determined by the State Legislature in the Local Finance Law.

The types of items funded in the Capital Budget include:

Construction and Furnishing of New Public Facilities

This includes schools, libraries health centers, hospitals, sewerage facilities, water supply facilities, bridges, parking garages, and park development.

Improvements to Existing Public Facilities

This includes modernization and major maintenance of public buildings, highway repaving or reconstruction, bridge painting, upgrading of sewage treatment plants. On-going maintenance and custodial services are paid for out of the Expense Budget.

Purchase and Installation of Equipment

This includes computers, street lighting, fire trucks and other vehicles, communications equipment.

Staff Salaries and Consultant Fees

This includes studies, administration and design for individual capital projects or capital program development.

Purchase of Buildings for Use as Public Facilities

Rental of private buildings by the City is usually paid for from the Expense Budget. However if the space is required to carry on a capital function rental may be funded from the Capital Budget.

Site Acquisition and Preparation

This is used for constructing public or publicly aided facilities.

Manpower Training Programs

This includes contracted and City-operated programs for persons who lack opportunities for jobs or job training.

STEPS IN CAPITAL PROJECT DEVELOPMENT

Construction projects are financed in stages: 1) Study; 2) Site acquisition; 3) Planning and design; 4) Construction; 5) Furnishing.

The year in which each stage of a project is funded depends on the completion of the previous stage. If there is a gap of several years between allocation of design and construction funds it is because the design has not been completed. The time for each stage varies for each type of project and is affected by whether there are significant issues raised between interested parties.

Step 1:

Determination of Need: Definition of a problem relating to physical facilities and the degree of urgency to resolve it.

If a community board identifies a problem which no City agency is addressing, City Planning Department staff will assist them in working with appropriate City agencies to determine their view of the problems and its priority. If the agency agrees with the community and has a relevant capital project, it will be initiated in the normal budget cycle.

Step 2:

Agreement on Solution: Agreement on the appropriate capital investment may be simple or it may be necessary to explore a number of options such as: renovation vs. replacement; rental vs. purchase; small vs. large facilities; new construction in the community vs. improved transportation to facilities outside the community; contract for services vs. direct public service.

If the problem is a difficult one to resolve, funds may be allocated in the budget for a study. Otherwise analysis will be undertaken by planning staff in City agencies.

Once the appropriate solution has been determined, the item would be given a budget line or included in a lump sum allocation.

Step 3:

Scope Formulation: Detailed description of spaces and/or equipment to be included in a facility. Before a project can be included in the budget it is necessary to have an estimate of what it will cost. The scope provides instructions to the architect on what should be designed as well as a budgeting control. Scope development is the responsibility of the operating agency. The Budget Bureau must approve the scope. Community boards should work with operating agencies

*Extracts from CAPITAL BUDGET PROCESS-CITY OF NEW YORK. New York City Planning Commission. April 1973. Document NYC DCP 73-05

7/1973

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in effecting the spaces to be included in any facility within allowable budgeted amounts.

Step 4:

Site Selection: The Site Selection Board may select a site for any project which is given site status in the budget unless otherwise provided by law. Most sites are funded out of a lump sum line in each agency's budget for site acquisition.

The first sites proposed are submitted to the SSB by the operating agency but additional sites may also be submitted by members of the Board. Staff working committees review all site proposals and make recommendations to the Board. Proposed sites are then submitted to community boards for comments. The Site Selection Board holds a public hearing on each site before it is approved.

Step 5:

Design: Architectural drawings cannot be started until a scope and site have been approved. Most design is funded out of a lump sum in each agency's budget for planning and design.

The operating agency or its agent, Department of Public Works, is responsible for preparing architect's contracts or assigning the job to City personnel. The Bureau of the Budget reviews preliminary plans for conformity with the scope, cost of implementation, operational requirements and establishment of cost limitation. Final working drawings are then prepared. The steps are as follows:

a. *Schematics*
The architect prepares alternate architectural solutions to the scope including an outline drawing and architectural treatment. The operating agency, in consultation with the Budget Bureau, then selects the desired solution.

b. *Preliminary Design*
Preparation of drawings and specifications to the point of showing space allocations, room areas, structural systems, and materials and finishes. Development of plumbing, mechanical, and electrical systems design particulars and site work required to the point of permitting accurate construction and operational cost estimates.

3. *Preliminary Design Approval*
Review and approval of the preliminary design submission by City sponsor, implementing and regulatory agencies. The New York City Arts Commission must approve each design.

d. *Final Design*
Completion of final working drawings, specifications, and final cost estimate for packaging as contract documents and advertisement of bids.

e. *Final Design Approval*
Final review and approval of the working drawings, specifications, and cost estimate and the signed approval of the documents for formal advertisement of bids.

Step 6:

Title Vesting: Once a site is selected The Commissioner of Real Estate negotiates for purchase of the property or, upon approval of the Mayor, the Corporation Counsel requests the court to condemn the property.

Step 7:

Relocation: Once the City has title to the property, the Department of Relocation is responsible for clearing the site by relocating residential and commerical tenants. Relocation costs are funded out of a lump sum line in the Department of Relocation. Demolition costs are initially funded out of a lump sum line in the Department of Real Estate but are subsequently reimbursed from the appropriate line projects.

Step 8:

Construction: Construction contract can be awarded when the design is complete and the site is clear and the bids are within the budget amount and construction cost limitation. Construction funds sufficient to meet the bid plus a minimum of 2 percent for contingencies are required in the budget in order to award the contract. The steps are as follows:

a. *Advertise and Open Bids*
This activity begins with the formal completion of final design approval. Bids are solicited through advertisements in the City Record. Bids are received, evaluated, and the lowest responsible bidder notified, if budget funding permits.

b. *Compliance and Contract Award*
Contractor submits forms for compliance with Executive Orders No. 20 and No. 71. Upon approval of compliance, the contractor is issued an "advice of award."

c. *Registration and Notice to Proceed*
After receiving the advice of award, the contractor and the City sign the contract and the contractor submits bonds and insurance; the contract is sent to the Comptroller for registration. Once the contract is registered the contractor is given a written notice to proceed with construction work.

d. *Construction*
The date of the Notice to Proceed generally determines the start of construction. A project is considered to be substantially completed once a final inspection has been held and the facility is accepted by the City.

Step 9:

Furnishing: Before a new facility can be occupied, furniture must be installed. Funds for the furniture may not be required at the same time as construction funds are allocated, depending on the anticipated time for construction related to lead time required for delivery of furniture.

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STATUS OF CAPITAL BUDGET PROJECTS

1973-74 CAPITAL BUDGET

Manhattan Community Planning District 7

Project and Numbers	*Estimated Cost	Previous Authorization	1973-1974 Authorization
EDUCATION			
E 450 F.H. La Guardia H.S. of Performing Arts (3,000 FTE)	$ 29,648,347	$3,548,347	$3,000,000
E 1274 Martin Luther King, Jr. H.S.	31,000,000	31,000,000	--
E 1399 P.S. 165 (180 FTE), Addition	1,080,000	--	ECF
E 1410 J.H.S. 118, Renovation	2,200,000	(a)	--
E 1461 P.S. 147 (540 FTE)	200,000 ECF	ECF	--
E 1470 P.S. 209 (540 FTE)	3,750,000	--	150,000 ECF
E 1495 P.S. 212 (540 FTE)	200,000 ECF	ECF	--
HEALTH SERVICES			
HO 269 Riverside Neighborhood Family Care Center	2,148,000	260,000	SC
MI 34 West Side Community Mental Health Unit	214,000 107,000 S	--	SC
PARKS, RECREATION AND CULTURAL AFFAIRS			
PV 22* Metropolitan Museum of Art, Reconstruction	10,075,110	7,222,036	312,000 40,000 P

Project and Numbers	+Estimated Cost	Previous Authorization	1973-1974 Authorization
PV 34* American Museum of Natural History, Alterations, Improvements, Additions	$ 6,455,244	$4,454,244	$ 300,000
PV 228* Metropolitan Museum of Art, Reconstruction, Rehabilitation, General Improvements	17,884,127.33	17,844,127.33	--
PV 270* American Museum of Natural History, Interior Reconstruction	2,139,767	Continuing Project	1,170,000
PV 282* Metropolitan Museum of Art, Temple of Dendur Exhibit	5,810,600	2,830,600	--
P 159* Morningside Park, Rehabilitation and Improvements	1,225,338.50	725,338.50	--
P 174* Central Park, Various Improvements	2,178,713.31	2,099,213.31	--
P 380 Riverside Park, General Rehabilitation (also in M 9)	628,184.21	578,184.21	50,000
P 460* Central Park, Construction of Public Riding Stables	354,900	85,480	--
P 539* Arsenal, Central Park Rehabilitation and Improvements	280,000	280,000	--
P 559 Broadway Mall Areas, Rehabilitation (also in M 9, 12)	936,512.92	436,512.92 (d)	--

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2.3 STATUS OF CAPITAL BUDGET PROJECTS CONTINUED PAGE 3

Project and Numbers	+Estimated Cost	Previous Authorization	1973-1974 Authorization
PUBLIC SAFETY, CORRECTION & COURTS			
F 176* New Central Fire and Communications Facility, New Police Headquarters	$ 1,198,800	$ 593,800	$ --
PO 64 New 20th Precinct Station House	2,900,800	2,900,800	--
PO 102* New Police Stable and Central Park Precinct Station House	673,100	236,950	--
TRANSPORTATION			
HW 19 Rehabilitation of Miller Highway (West Side Highway) (also in M 1,2,4)	6,982,093	4,982,093 (d)	500,000 (d)
HW 142 Relocation of Subway Entrance	1,323,715	1,323,715	--
HW 237 Rehabilitation of Henry Hudson Parkway (also in M 9, 12)	5,000,000	--	2,000,000 (d)
TF 458 Parking Garage	6,160,000	160,000	--
T 72 72nd Street Station, Broadway Line, Study and Plans for Rehabilitation	1,350,000	100,000	1,250,000 (c)

Footnotes: FTE:Full Time Equivalent - a student who attends school for a full day; ECF:Educational Construction Fund. Engineering and/or Site Acquisition Funds, if necessary, can be appropriated from Projects E-279 and E-640 respectively, (a):Engineering and/or Site Acquisition Funds, if necessary, can be appropriated from Projects E-279 and E-640 respectively; SC: Project to be constructed by the New York State Health and Mental Hygiene Facilities Improvement Corporation; *: Joint Interest Area; (d): Funds for design and/or related professional services, if necessary, to be provided from appropriate lump sum projects; S: State Funds; P: Private Contributions; +: Indicates estimated cost of project as originally proposed.

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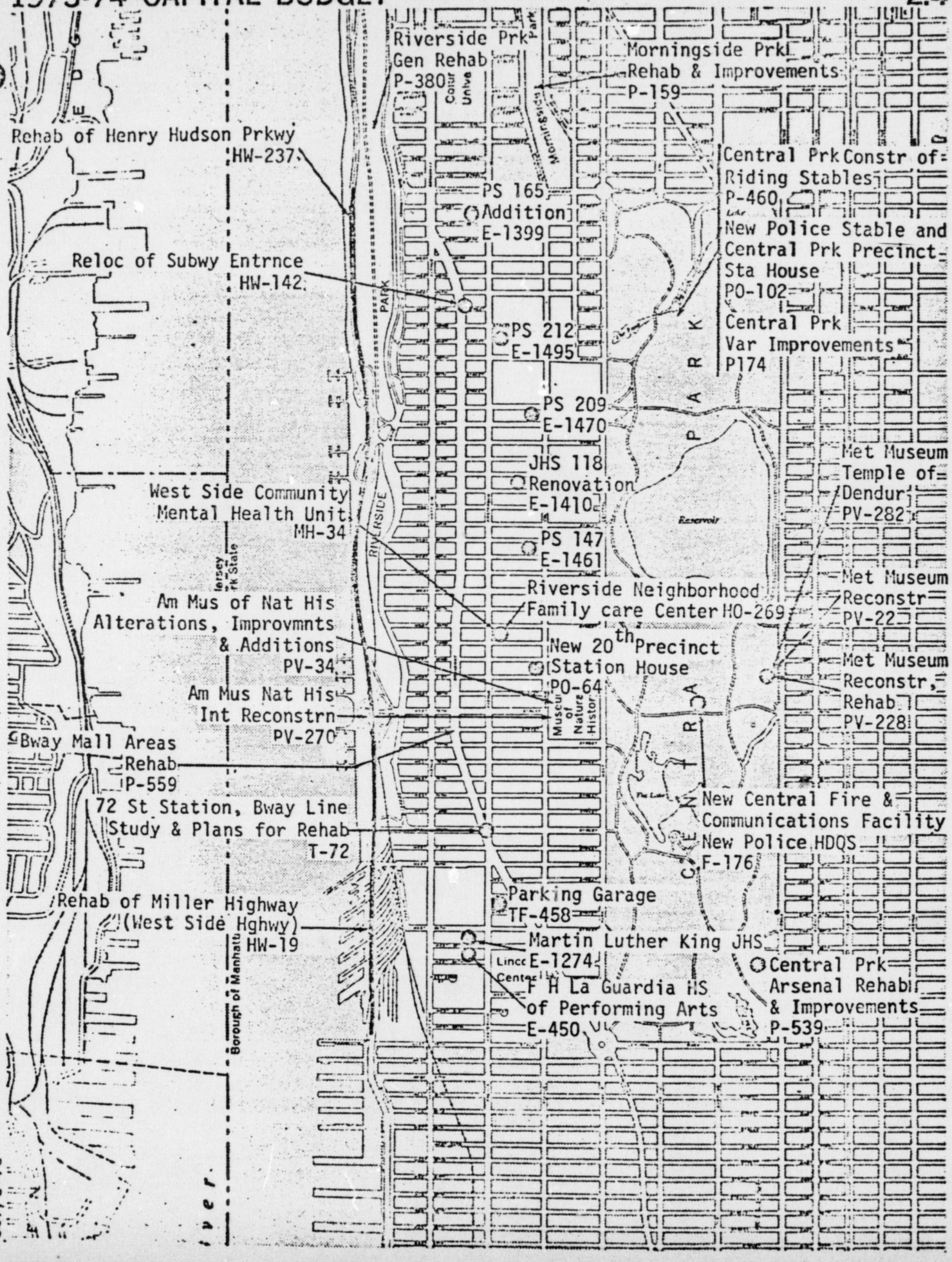
1973-74 CAPITAL BUDGET



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3

POPULATION PROFILES & CENSUSES

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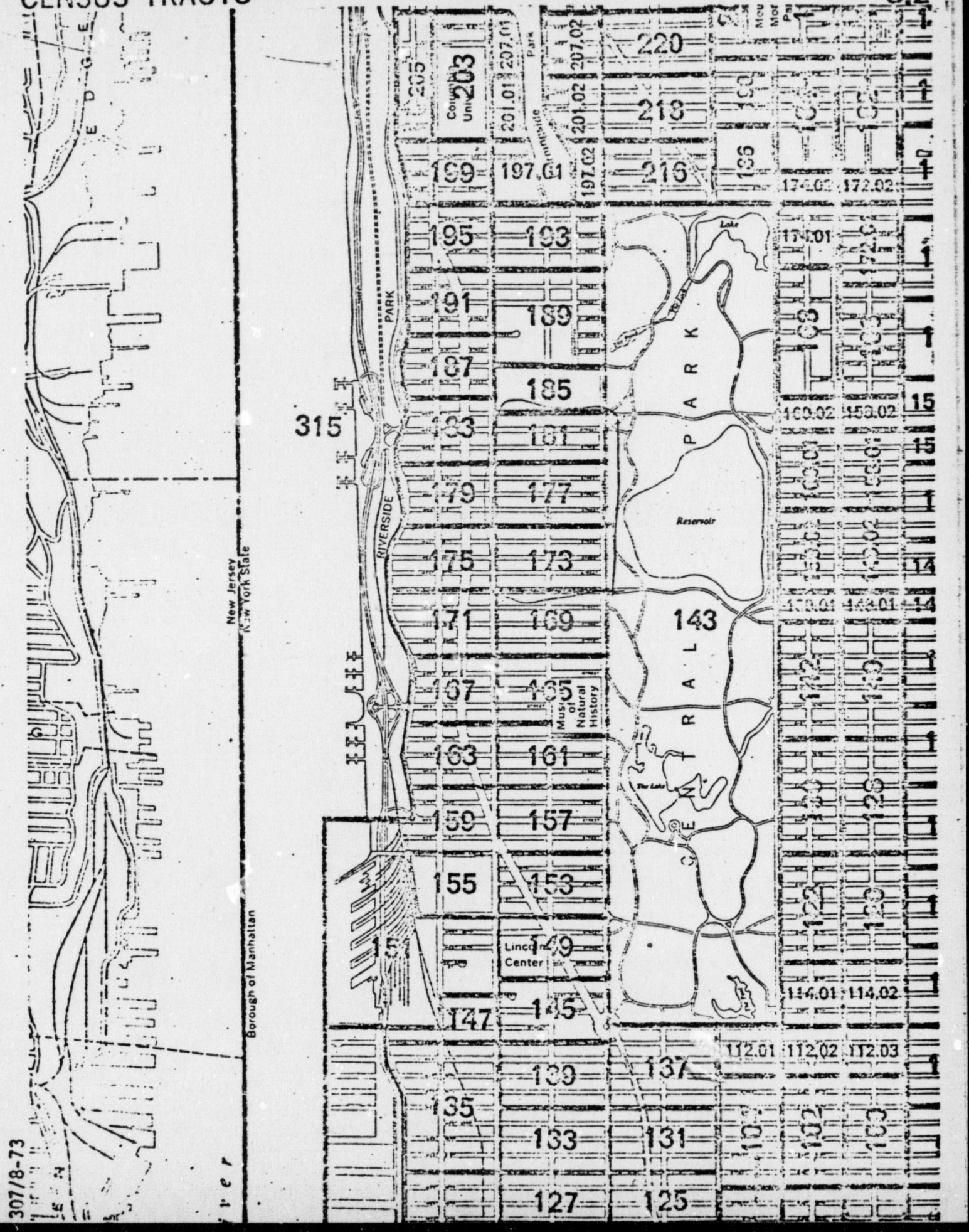
CENSUS TRACTS



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POPULATION PROFILE

3.3

Manhattan Community Planning District 7

	NUMBER	PERCENT
TOTAL POPULATION	212316	100.00
WHITE	173419	81.67
NEGRO	31400	14.78
OTHER NONWHITE	7496	3.53
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	11470	5.40
5 TO 17 YEARS - " "	27487	12.94
18 TO 64 YEARS - " "	140046	65.96
65 YEARS + OVER - " "	33313	15.69
ADULT SEX RATIO (OVER 21)	.88	
DEPENDENCY RATIO	1.93	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	104294	100.00
HUSBAND-WIFE FAMILIES	37108	35.58
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	5345	5.12
WITH MALE HEAD	587	.56
WITH FEMALE HEAD	4758	4.56
OTHER SINGLE PARENT FAMILIES	6013	
PRIMARY INDIVIDUALS	55826	53.52
OVER 65 YEARS	13376	12.82
AVER NO. OF PERSONS PER HH	2.00	
POP. IN GROUP QUARTERS	3226	
MARITAL STATUS (POP 14YRS+OVER)	181339	100.00
DIVORCED	10778	5.94
SEPARATED	8138	4.48
WIDOWED	18915	10.43
HOUSING		
TOTAL HOUSING UNITS	108070	100.00
RENTER OCCUPIED - TOTAL	98942	91.55
WHITE	82846	76.65
NEGRO	13057	12.08
AVER CONTRACT MONTHLY RENT	$152	
OWNER OCCUPIED - TOTAL	5327	4.92
SINGLE FAMILY W/O BUSINESS	96	.08
AVERAGE $ VALUE OF ABOVE	$47,184	
COOPS AND CONDOMINIUMS	4238	3.92
OTHER OWNER OCC. UNITS	993	.91
WHITE	4918	4.55
NEGRO	326	.30
ONE ROOM UNITS	24075	22.27
OCC. UNITS LACKING TELEPHONE	18737	17.33
OVERCROWDED UNITS (1.51+ PPR)	4755	4.39

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POPULATION PROFILE DESCRIPTION 3.4

This profile is an indication of the social composition of The Community Planning District, the Borough, and the City. To facilitate analysis of characteristics, a profile for each Census Tract in the CPD is included in this Handbook. See Census Tract Map and refer to items below for explanation. Also refer to document 1.8 in Section 1 which lists Census Tracts by neighborhood.

Population Data

1. *Total Population:* Of the geographic area shown on this profile. The three subgroups of the total population – white, Negro, other non-white – are additive. However, persons of Puerto Rican birth or parentage may be included in any or all of these three groups. Numbers of persons of Puerto Rican birth or parentage are available only from Fourth Count data, and will be given in the second part of this profile.

2. *White Population:* Includes persons who indicated their race as white.

3. *Negro Population:* Includes persons who indicated their race as "Negro or Black."

4. *Other Non-White Population:* Includes persons who indicated their race as American Indian, Japanese, Chinese, Filipino, Hawaiian, Korean, and all other non-white races.

Since the majority of responses were made by self-enumeration, the designation of race was made by respondents themselves.

Age Characteristics

5. *Total Population Under 5:* Shows areas with large numbers of small children. This indicator usually correlates closely with the fertility ratio, the number of children under 5 per 1,000 women aged 15 to 44, for an area (although this figure is not shown in this profile).

6. *Total Population 5-17:* Approximates the elementary through high school age population.

7. *Total Population 18-64:* The adult population; this figure plus the number of persons 65 years and over represents the total population of voting age.

8. *Total Population 65 and Over:* The elderly population.

9. *Adult Sex Ratio:* This sex ratio shows the number of males aged 21 years and over per 100 females aged 21 years and over. Extreme sex ratios in either direction (below .75 or over 1.25) are considered to indicate non-family areas and areas with special population characteristics and problems (including areas with various types of institutions).

10. *Dependency Ratio:* This ratio shows the number of people 18-64 divided by the number of people under 18 plus the number of people 65 and over. Ratios greater than 1.00 indicate areas where there are greater numbers of presumed non-income earning persons than presumed or potential income-earning persons.

Household Composition

The census classifies the population into two groups: persons living in households and persons living in group quarters.

11. *Total Households:* All persons occupying a single housing unit are referred to as a household. (See item 25, below, for definition of a housing unit.) The total number of households is equal to the number of occupied housing units as well as to the number of heads of households. Two types of household heads are distinguished – the head of a family and primary individuals. The following four types of households, items #12, 13, 16 and 17 of the profile, add up to the total number of households. Non-relatives may be present in any or all of these family types.

12. *Husband-Wife Family:* Families in which the husband (who is always designated head of household) and wife are both present. These families include common law marriages if so reported. This indicator gives some idea of the degree of family stability in an area.

13, 14, 15. *Single Parent Family with Members Under 18 Years:* These are families with only one parent, either male or female, present, and in which there are family members under 18 years old. The members under 18 years may be children of the head of household or other relatives of the head of household. The total number of such families is shown, as well as subtotals for male and female headed single parent families. This figure highlights families disrupted by death, separation and divorce.

16. *Other Single Parent Families:* Includes those families with either a male or female head (no spouse present) and without other family members under 18.

17, 18. *Primary Individuals:* A primary individual is a household head living alone or with a non-relative only. Primary individuals over 65 years old constitute a population with special problems.

19. *Average Number of Persons per Household:* This is obtained by dividing the number of persons in households by the total number of households. This figure gives an indication of relative household size in an area. It is more easily interpreted the smaller the area involved, where less variability can be expected.

20. *Population in Group Quarters:* All persons who are not members of households are regarded as living in group quarters. Quarters including ordinary apartments, occupied by five or more persons who are not related to the head of household are considered group quarters, as are quarters with no designated head but

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*Extracts from COMMUNITY PLANNING DISTRICT PROFILES – PART I: Population and Housing. New York City Planning Commission. April 1973. Document NYCDCP 73-03. Available

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with six or more unrelated individuals. Group quarters may include: rooming houses, military barracks, college dormitories, hospitals, ships, religious group quarters, homes for the mentally ill and for the aged.

21, 22, 23, 24. *Marital Status of the Population 14 Years Old and Over: Divorced, Separated, and Widowed:* These figures show the total number of men and women aged 14 years and over who are a) divorced, b) separated, and c) widowed. The census also shows the number of persons who are "married" and "single." These five categories together add up to the base figure of "total persons 14+." The percentages are based on the total population aged 14 years and over. Further breakdowns by sex and age are available from the census. A large number of widowed persons often occurs in an area in which there are a large number of people over 65 years.

Housing Data

25. *Total Year-Round Housing Units:* Comprises houses, apartments, groups of rooms, or single rooms (with direct access) which are occupied or vacant but intended for occupancy year-round as separate living quarters. To get the number of vacant year-round housing units, add the number of renter and owner occupied housing units and subtract that number from the total number of housing units shown. However, these figures exclude seasonal and migratory vacant units. A user should be cautious in using the number of vacant units shown in the census. The census has a series of classifications of vacancy status; further, in some areas entire vacant buildings which are "non-habitable" were not included in the total number of housing units.

26, 27, 28. *Renter Occupied Units:* Occupied housing units which are rented for cash or rented without payments of cash. Subtotals of the number of renter occupied units occupied by whites and by Negroes are shown.

29. *Average Contract Monthly Rent:* This rent figure represents the agreed contract rent for renter occupied units rented for cash rent. It is based on the number of renter occupied units reporting a dollar rent.

30. *Owner Occupied Units:* A housing unit is classified as owner-occupied if the respondent reported that the unit was "owned or being bought" by someone in the household. The percentages show the number of owner occupied units as a percent of total housing units. There are three major classifications of owner occupied units used in this profile: (a) single family without business, (b) co-operative and condominium units and (c) other owner occupied units.

31. *Owner-Occupied Single Family without Business:* This is the single family residential unit. It is used to characterize an area by showing the numbers of units of this type, which is at the low density end of the housing spectrum.

32. *Average $ Value of Above:* The average dollar value of single family units without business for which value was reported.

33. *Co-Ops and Condominiums:* The number of co-operative and condominium units in an area. No dollar value is available for these units.

34. *Other Owner Occupied Units:* The remaining owner occupied units, excluding items 31 and 33. These can be in structures of any type or size.

35, 36. *White and Negro Subtotals of Owner Occupied Housing Units:* The number of owner occupied units occupied by whites and by Negroes are shown.

37. *One Room Units:* These include non-transient hotel rooms in "single room occupancy" buildings, and other housing units comprised of a single room. The number and distribution of such units are additional indicators of the physical and social characteristics of an area.

38. *Occupied Units Lacking Telephone:* Respondents were to have indicated that a telephone was available to their housing unit if there was a telephone on which they could receive calls, even if it were not physically in their particular housing unit. Caution is advised in using indicator, as census enumerators have the impression that respondents may have often erroneously indicated the non-availability of a telephone. This figure is included, however, as a possible indicator of social-economic characteristics of an area.

39. *Overcrowded Units:* Defined as occupied housing units having 1.51 or more persons per room. A large number of overcrowded units in an area is indicative of housing and often of family problems.

Qualifications

This profile is a brief indication of the social composition of geographic areas within New York City based on available census material. No single page report can be comprehensive, nor is this intended.

1970 Census — Second Count

The information available in the second count is based on data collected from enumeration of all persons in the United States. The smallest unit for which information is available on computer tape is the census tract. Tracts can be aggregated into larger geographical areas such as health areas and community planning districts (CPD's).

Split Tract

Aggregating data from census tracts to CPD's sometimes involves splitting a tract into two or more of the larger areas. When data is aggregated to CPD's the blocks in the split tracts have been analyzed in order to allocate the appropriate number of persons and housing units to the correct CPD. Small discrepancies among tables may occur due to the particular percentages (population, housing, or both) that are used in calculating the distribution of characteristics from these split tracts.

Reference: (1) *1970 Census Users' Guide, Part* U.S. Department of Commerce, Bureau of the Census. USGPO, Washington, D.C. October, 1970.

Manhattan

	NUMBER	PERCENT
TOTAL POPULATION	1539233	100.00
WHITE	1089302	70.76
NEGRO	380442	24.71
OTHER NONWHITE	69489	4.51
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	90880	5.90
5 TO 17 YEARS - " "	239917	15.58
18 TO 64 YEARS - " "	993463	64.54
65 YEARS + OVER - " "	214973	13.96
ADULT SEX RATIO (OVER 21)	.82	
DEPENDENCY RATIO		
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	687283	100.00
HUSBAND-WIFE FAMILIES	261357	38.02
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	47631	6.93
WITH MALE HEAD	5078	.73
WITH FEMALE HEAD	42553	6.19
OTHER SINGLE PARENT FAMILIES	45896	
PRIMARY INDIVIDUALS	332399	48.36
OVER 65 YEARS	83495	12.14
AVER NO. OF PERSONS PER HH	2.17	
POP. IN GROUP QUARTERS	44912	
MARITAL STATUS (POP 14YRS+OVER)	1280904	100.00
DIVORCED	63733	4.97
SEPARATED	71165	5.55
WIDOWED	136407	10.64
HOUSING		
TOTAL HOUSING UNITS	714378	100.00
RENTER OCCUPIED - TOTAL	640255	89.62
WHITE	479625	67.13
NEGRO	137590	19.26
AVER CONTRACT MONTHLY RENT	$130	
OWNER OCCUPIED - TOTAL	47028	6.58
SINGLE FAMILY NO BUSINESS	1368	.19
AVERAGE $ VALUE OF ABOVE	$45,098	
COOPS AND CONDOMINIUMS	38795	5.43
OTHER OWNER OCC. UNITS	6865	.96
WHITE	39300	5.50
NEGRO	6671	.93
ONE ROOM UNITS	95867	13.41
OCC. UNITS LACKING TELEPHONE	143419	20.08
OVERCROWDED UNITS (1.51+ PPR)	25956	3.63

New York City

	NUMBER	PERCENT
TOTAL POPULATION	7894862	100.00
WHITE	6048641	76.61
NEGRO	1668115	21.12
OTHER NONWHITE	177906	2.25
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	615831	7.80
5 TO 17 YEARS - " "	1618988	20.50
18 TO 64 YEARS - " "	4712165	59.68
65 YEARS + OVER - " "	947878	12.00
ADULT SEX RATIO (OVER 21)	.82	
DEPENDENCY RATIO	1.48	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	2836872	100.00
HUSBAND-WIFE FAMILIES	1603387	56.51
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	233019	8.21
WITH MALE HEAD	23914	.84
WITH FEMALE HEAD	209105	7.37
OTHER SINGLE PARENT FAMILIES	207359	
PRIMARY INDIVIDUALS	793107	27.95
OVER 65 YEARS	270319	9.52
AVER NO. OF PERSONS PER HH	2.73	
POP. IN GROUP QUARTERS	124584	
MARITAL STATUS (POP 14YRS+OVER)	6147195	100.00
DIVORCED	173005	2.81
SEPARATED	258982	4.21
WIDOWED	598065	9.73
HOUSING		
TOTAL HOUSING UNITS	2917521	100.00
RENTER OCCUPIED - TOTAL	2167790	74.30
WHITE	1678777	57.54
NEGRO	440597	15.10
AVER CONTRACT MONTHLY RENT	$114	
OWNER OCCUPIED - TOTAL	669082	22.93
SINGLE FAMILY NO BUSINESS	291724	9.99
AVERAGE $ VALUE OF ABOVE	$28,[illegible]	
COOPS AND CONDOMINIUMS	107233	3.67
OTHER OWNER OCC. UNITS	270075	9.25
WHITE	578443	19.82
NEGRO	83937	2.87
ONE ROOM UNITS	139486	4.78
OCC. UNITS LACKING TELEPHONE	506834	17.37
OVERCROWDED UNITS (1.51+ PPR)	81170	2.78

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061: BORO CODE
CENSUS TRACT #

145

	14500 NUMBER	PERCENT
TOTAL POPULATION	2220	100.00
WHITE	2152	96.93
NEGRO	38	1.71
OTHER NONWHITE	30	1.35
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	58	2.61
5 TO 17 YEARS - " "	108	4.86
18 TO 64 YEARS - " "	1261	56.80
65 YEARS + OVER - " "	793	35.72
ADULT SEX RATIO (OVER 21)	.72	
DEPENDENCY RATIO	76.05	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	1402	100.00
HUSBAND-WIFE FAMILIES	450	32.09
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	18	1.28
WITH MALE HEAD	1	.07
WITH FEMALE HEAD	17	1.21
OTHER SINGLE PARENT FAMILIES	78	
PRIMARY INDIVIDUALS	856	61.05
OVER 65 YEARS	428	30.52
AVER NO. OF PERSONS PER HH	1.58	
POP. IN GROUP QUARTERS	2	
MARITAL STATUS (POP 14YRS+OVER)	2107	100.00
DIVORCED	150	7.11
SEPARATED	39	1.85
WIDOWED	413	19.60
HOUSING		
TOTAL HOUSING UNITS	1436	100.00
RENTER OCCUPIED - TOTAL	1397	97.28
WHITE	1369	95.33
NEGRO	13	.90
AVER CONTRACT MONTHLY RENT	$244	
OWNER OCCUPIED - TOTAL	5	.34
SINGLE FAMILY W/O BUSINESS		
AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	5	.34
OTHER OWNER OCC. UNITS	5	.34
WHITE		
NEGRO	255	17.75
ONE ROOM UNITS		
OCC. UNITS LACKING TELEPHONE	72	5.01
OVERCROWDED UNITS (1.51+ PPR)	17	1.18

061: BORO CODE
CENSUS TRACT # 18300

147

	14700 NUMBER	PERCENT
TOTAL POPULATION	215	100.00
WHITE	132	61.39
NEGRO	82	38.13
OTHER NONWHITE	1	.46
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	12	5.58
5 TO 17 YEARS - " "	49	22.79
18 TO 64 YEARS - " "	128	59.53
65 YEARS + OVER - " "	26	12.09
ADULT SEX RATIO (OVER 21)	1.21	
DEPENDENCY RATIO	67.96	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	84	100.00
HUSBAND-WIFE FAMILIES	29	34.52
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	11	13.09
WITH MALE HEAD	1	1.19
WITH FEMALE HEAD	10	11.90
OTHER SINGLE PARENT FAMILIES	15	
PRIMARY INDIVIDUALS	29	34.52
OVER 65 YEARS	13	15.47
AVER NO. OF PERSONS PER HH	2.55	
POP. IN GROUP QUARTERS	169	100.00
MARITAL STATUS (POP 14YRS+OVER)	4	2.36
DIVORCED	22	13.01
SEPARATED	26	15.38
WIDOWED		
HOUSING		
TOTAL HOUSING UNITS	118	100.00
RENTER OCCUPIED - TOTAL	84	71.18
WHITE	50	42.37
NEGRO	33	27.96
AVER CONTRACT MONTHLY RENT	$52	
OWNER OCCUPIED - TOTAL		
SINGLE FAMILY W/O BUSINESS		
AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS		
WHITE		
NEGRO	3	2.54
ONE ROOM UNITS		
OCC. UNITS LACKING TELEPHONE	45	38.13
OVERCROWDED UNITS (1.51+ PPR)	4	3.38

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061: BORO CODE CENSUS TRACT #	14900 NUMBER	PERCENT
TOTAL POPULATION	2102	100.00
WHITE	1999	95.09
NEGRO	63	2.99
OTHER NONWHITE	40	1.90
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	66	3.13
5 TO 17 YEARS - " "	133	6.32
18 TO 64 YEARS - " "	1548	73.64
65 YEARS + OVER - " "	355	16.88
ADULT SEX RATIO (OVER 21)	.98	
DEPENDENCY RATIO	35.78	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	1125	100.00
HUSBAND-WIFE FAMILIES	407	36.17
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	13	1.15
WITH MALE HEAD	2	.17
WITH FEMALE HEAD	11	.97
OTHER SINGLE PARENT FAMILIES	52	
PRIMARY INDIVIDUALS	653	58.04
OVER 65 YEARS	143	12.71
AVER NO. OF PERSONS PER HH	1.72	
POP. IN GROUP QUARTERS	162	
MARITAL STATUS (POP 14YRS+OVER)	1941	100.00
DIVORCED	116	5.97
SEPARATED	54	2.78
WIDOWED	184	9.47
HOUSING		
TOTAL HOUSING UNITS	1193	100.00
RENTER OCCUPIED - TOTAL	1023	85.75
WHITE	983	82.39
NEGRO	24	2.01
AVER CONTRACT MONTHLY RENT	$178	
OWNER OCCUPIED - TOTAL	102	8.54
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	92	7.71
OTHER OWNER OCC. UNITS	10	.83
WHITE	102	8.54
NEGRO		
ONE ROOM UNITS	150	12.57
OCC. UNITS LACKING TELEPHONE	75	6.28
OVERCROWDED UNITS (1.51+ PPR)	23	1.92

061: BORO CODE/ CENSUS TRACT #	15100 NUMBER	PERCENT
TOTAL POPULATION	4580	100.00
WHITE	2051	44.78
NEGRO	2241	48.93
OTHER NONWHITE	288	6.28
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	509	11.11
5 TO 17 YEARS - " "	1379	30.10
18 TO 64 YEARS - " "	2472	53.97
65 YEARS + OVER - " "	220	4.80
ADULT SEX RATIO (OVER 21)	.70	
DEPENDENCY RATIO	85.27	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	1360	100.00
HUSBAND-WIFE FAMILIES	719	52.86
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	252	18.52
WITH MALE HEAD	24	1.76
WITH FEMALE HEAD	228	16.76
OTHER SINGLE PARENT FAMILIES	118	
PRIMARY INDIVIDUALS	271	19.92
OVER 65 YEARS	93	6.83
AVER NO. OF PERSONS PER HH	3.36	
POP. IN GROUP QUARTERS	7	
MARITAL STATUS (POP 14YRS+OVER)	3110	100.00
DIVORCED	101	3.24
SEPARATED	252	8.10
WIDOWED	232	7.45
HOUSING		
TOTAL HOUSING UNITS	1451	100.00
RENTER OCCUPIED - TOTAL	1347	92.83
WHITE	554	38.18
NEGRO	716	49.34
AVER CONTRACT MONTHLY RENT	$78	
OWNER OCCUPIED - TOTAL	13	.89
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS	13	.89
WHITE	6	.41
NEGRO	6	.41
ONE ROOM UNITS	2	.13
OCC. UNITS LACKING TELEPHONE	312	21.50
OVERCROWDED UNITS (1.51+ PPR)	61	4.20

E-12.86

061: BORO CODE

307/8-73

153

CENSUS TRACT #	15500 NUMBER	PERCENT
TOTAL POPULATION	8177	100.00
WHITE	7586	92.77
NEGRO	312	3.81
OTHER NONWHITE	279	3.41
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	229	2.80
5 TO 17 YEARS - " "	512	6.26
18 TO 64 YEARS - " "	5935	72.58
65 YEARS + OVER - " "	1501	18.35
ADULT SEX RATIO (OVER 21)	.90	
DEPENDENCY RATIO	37.77	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4900	100.00
HUSBAND-WIFE FAMILIES	1404	28.65
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	124	2.53
WITH MALE HEAD	16	.32
WITH FEMALE HEAD	108	2.20
OTHER SINGLE PARENT FAMILIES	236	
PRIMARY INDIVIDUALS	3136	64.00
OVER 65 YEARS	720	14.69
AVER NO. OF PERSONS PER HH	1.65	
POP. IN GROUP QUARTERS	83	
MARITAL STATUS (POP 14YRS+OVER)	7590	100.00
DIVORCED	639	8.41
SEPARATED	266	3.50
WIDOWED	793	10.44
HOUSING		
TOTAL HOUSING UNITS	5298	100.00
RENTER OCCUPIED - TOTAL	4476	84.48
WHITE	4176	78.82
NEGRO	172	3.24
AVER CONTRACT MONTHLY RENT	$184	
OWNER OCCUPIED - TOTAL	424	8.00
SINGLE FAMILY W/O BUSINESS	344	6.49
AVERAGE $ VALUE OF ABOVE	80	1.51
COOPS AND CONDOMINIUMS	418	7.88
OTHER OWNER OCC. UNITS	3	.05
WHITE	1488	28.08
NEGRO	550	10.38
ONE ROOM UNITS	244	4.60
OCC. UNITS LACKING TELEPHONE		
OVERCROWDED UNITS (1.51+ PPR)		

155

061: BORO CODE CENSUS TRACT #	15500 NUMBER	PERCENT
TOTAL POPULATION	8150	100.00
WHITE	7593	93.16
NEGRO	349	4.28
OTHER NONWHITE	208	2.55
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	331	4.06
5 TO 17 YEARS - " "	586	7.19
18 TO 64 YEARS - " "	5601	68.72
65 YEARS + OVER - " "	1632	20.02
ADULT SEX RATIO (OVER 21)	.72	
DEPENDENCY RATIO	45.50	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4539	100.00
HUSBAND-WIFE FAMILIES	1856	40.89
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	115	2.53
WITH MALE HEAD	11	.24
WITH FEMALE HEAD	104	2.29
OTHER SINGLE PARENT FAMILIES	261	
PRIMARY INDIVIDUALS	2307	50.82
OVER 65 YEARS	648	14.27
AVER NO. OF PERSONS PER HH	1.79	
POP. IN GROUP QUARTERS	7397	100.00
MARITAL STATUS (POP 14YRS+OVER)	483	6.52
DIVORCED	144	1.94
SEPARATED	883	11.93
WIDOWED		
HOUSING		
TOTAL HOUSING UNITS	4627	100.00
RENTER OCCUPIED - TOTAL	4117	88.97
WHITE	3880	83.85
NEGRO	143	3.09
AVER CONTRACT MONTHLY RENT	$252	
OWNER OCCUPIED - TOTAL	422	9.12
SINGLE FAMILY W/O BUSINESS	412	8.90
AVERAGE $ VALUE OF ABOVE	10	.21
COOPS AND CONDOMINIUMS	409	8.83
OTHER OWNER OCC. UNITS	12	.25
WHITE	660	14.26
NEGRO	124	2.67
ONE ROOM UNITS	162	3.50
OCC. UNITS LACKING TELEPHONE		
OVERCROWDED UNITS (1.51+ PPR)		

E-1287

061: ROAD CODE
CENSUS TRACT # 15700

157

	NUMBER	PERCENT
TOTAL POPULATION	11737	100.00
WHITE	10471	89.62
NEGRO	955	8.15
OTHER NONWHITE	241	2.01
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	423	3.61
5 TO 17 YEARS - " "	858	7.32
18 TO 64 YEARS - " "	7578	64.71
65 YEARS + OVER - " "	2850	24.34
ADULT SEX RATIO (OVER 21)	.89	
DEPENDENCY RATIO	54.51	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	6556	100.00
HUSBAND-WIFE FAMILIES	1823	27.80
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	177	2.69
WITH MALE HEAD	22	.33
WITH FEMALE HEAD	155	2.36
OTHER SINGLE PARENT FAMILIES	346	
PRIMARY INDIVIDUALS	4210	64.21
OVER 65 YEARS	1137	17.34
AVER NO. OF PERSONS PER HH	1.70	
POP. IN GROUP QUARTERS	545	
MARITAL STATUS (POP 14YRS+OVER)	10703	100.00
DIVORCED	742	6.93
SEPARATED	441	4.12
WIDOWED	1587	14.82
HOUSING		
TOTAL HOUSING UNITS	6879	100.00
RENTER OCCUPIED - TOTAL	6111	88.83
WHITE	5628	81.81
NEGRO	370	5.37
AVER CONTRACT MONTHLY RENT	$172	
OWNER OCCUPIED - TOTAL	445	6.46
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	398	5.78
OTHER OWNER OCC. UNITS	47	.68
WHITE	439	6.38
NEGRO	4	.05
ONE ROOM UNITS	2094	30.44
OCC. UNITS LACKING TELEPHONE	1041	15.13
OVERCROWDED UNITS (1.51+ PPR)	471	6.84

061: ROAD CODE
CENSUS TRACT # 15800

159

	NUMBER	PERCENT
TOTAL POPULATION	10567	100.00
WHITE	10117	95.74
NEGRO	239	2.26
OTHER NONWHITE	211	1.99
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	349	3.30
5 TO 17 YEARS - " "	592	5.60
18 TO 64 YEARS - " "	7238	68.49
65 YEARS + OVER - " "	2388	22.59
ADULT SEX RATIO (OVER 21)	.88	
DEPENDENCY RATIO	45.99	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	6381	100.00
HUSBAND-WIFE FAMILIES	1936	30.34
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	105	1.64
WITH MALE HEAD	17	.26
WITH FEMALE HEAD	88	1.37
OTHER SINGLE PARENT FAMILIES	306	
PRIMARY INDIVIDUALS	4034	63.21
OVER 65 YEARS	1103	17.28
AVER NO. OF PERSONS PER HH	1.64	
POP. IN GROUP QUARTERS	51	
MARITAL STATUS (POP 14YRS+OVER)	9806	100.00
DIVORCED	691	7.04
SEPARATED	294	2.99
WIDOWED	1205	12.28
HOUSING		
TOTAL HOUSING UNITS	6603	100.00
RENTER OCCUPIED - TOTAL	6168	93.41
WHITE	5928	89.77
NEGRO	142	2.15
AVER CONTRACT MONTHLY RENT	$139	
OWNER OCCUPIED - TOTAL	213	3.22
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	144	2.18
OTHER OWNER OCC. UNITS	69	1.04
WHITE	209	3.16
NEGRO	3	.04
ONE ROOM UNITS	1871	29.33
OCC. UNITS LACKING TELEPHONE	671	10.16
OVERCROWDED UNITS (1.51+ PPR)	269	4.07

8801-E

307/8-73

061: BORO CODE
CENSUS TRACT #

161

	16100 NUMBER	PERCENT
TOTAL POPULATION	7770	100.00
WHITE	7112	91.53
NEGRO	459	5.90
OTHER NONWHITE	199	2.56
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	297	3.82
5 TO 17 YEARS - " "	669	8.61
18 TO 64 YEARS - " "	5653	72.75
65 YEARS + OVER - " "	1151	14.81
ADULT SEX RATIO (OVER 21)	1.01	
DEPENDENCY RATIO	37.44	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4439	100.00
HUSBAND-WIFE FAMILIES	1342	30.23
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	112	2.52
WITH MALE HEAD	11	.24
WITH FEMALE HEAD	101	2.27
OTHER SINGLE PARENT FAMILIES	165	
PRIMARY INDIVIDUALS	2820	63.52
OVER 65 YEARS	499	11.24
AVER NO. OF PERSONS PER HH	1.74	
POP. IN GROUP QUARTERS	9	
MARITAL STATUS (POP 14YRS+OVER)	6989	100.00
DIVORCED	437	6.25
SEPARATED	258	3.69
WIDOWED	583	8.34
HOUSING		
TOTAL HOUSING UNITS	4739	100.00
RENTER OCCUPIED - TOTAL	4117	86.87
WHITE	3817	80.54
NEGRO	191	4.03
AVER CONTRACT MONTHLY RENT	$149	
OWNER OCCUPIED - TOTAL	322	6.79
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	251	5.29
OTHER OWNER OCC. UNITS	71	1.49
WHITE	312	6.58
NEGRO	4	.08
ONE ROOM UNITS	1196	25.23
OCC. UNITS LACKING TELEPHONE	814	17.17
OVERCROWDED UNITS (1.51+ PPR)	168	3.54

061: BORO CODE
CENSUS TRACT #

163

	16300 NUMBER	PERCENT
TOTAL POPULATION	8948	100.00
WHITE	8222	91.88
NEGRO	511	5.71
OTHER NONWHITE	215	2.40
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	329	3.67
5 TO 17 YEARS - " "	679	7.58
18 TO 64 YEARS - " "	6083	67.98
65 YEARS + OVER - " "	1857	20.75
ADULT SEX RATIO (OVER 21)	.91	
DEPENDENCY RATIO	47.09	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	5432	100.00
HUSBAND-WIFE FAMILIES	1375	25.31
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	171	3.14
WITH MALE HEAD	25	.46
WITH FEMALE HEAD	146	2.68
OTHER SINGLE PARENT FAMILIES	247	
PRIMARY INDIVIDUALS	3639	66.99
OVER 65 YEARS	1033	19.01
AVER NO. OF PERSONS PER HH	1.62	
POP. IN GROUP QUARTERS	120	
MARITAL STATUS (POP 14YRS+OVER)	8135	100.00
DIVORCED	611	7.51
SEPARATED	347	4.26
WIDOWED	1028	12.63
HOUSING		
TOTAL HOUSING UNITS	5676	100.00
RENTER OCCUPIED - TOTAL	5268	92.81
WHITE	4878	85.94
NEGRO	282	4.96
AVER CONTRACT MONTHLY RENT	$147	
OWNER OCCUPIED - TOTAL	164	2.88
SINGLE FAMILY NO BUSINESS AVERAGE $ VALUE OF ABOVE	7 $53,392	.12
COOPS AND CONDOMINIUMS	110	1.93
OTHER OWNER OCC. UNITS	47	.82
WHITE	157	2.76
NEGRO	1	.01
ONE ROOM UNITS	2351	41.42
OCC. UNITS LACKING TELEPHONE	814	14.34
OVERCROWDED UNITS (1.51+ PPR)	426	7.50

E1289

061: BORO CODE
CENSUS TRACT #

	16500 NUMBER	PERCENT
TOTAL POPULATION	6826	100.00
WHITE	5419	84.36
NEGRO	939	13.55
OTHER NONWHITE	141	2.07
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	335	4.85
5 TO 17 YEARS - " "	703	10.19
18 TO 64 YEARS - " "	4807	69.70
65 YEARS + OVER - " "	1051	15.24
ADULT SEX RATIO (OVER 21)	.96	
DEPENDENCY RATIO	43.45	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	3632	100.00
HUSBAND-WIFE FAMILIES	1260	34.69
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	118	3.24
WITH MALE HEAD	18	.49
WITH FEMALE HEAD	100	2.75
OTHER SINGLE PARENT FAMILIES	169	
PRIMARY INDIVIDUALS	2085	57.40
OVER 65 YEARS	426	11.72
AVER NO. OF PERSONS PER HH	1.88	
POP. IN GROUP QUARTERS	34	
MARITAL STATUS (POP 14YRS+OVER)	6058	100.00
DIVORCED	320	5.28
SEPARATED	236	3.89
WIDOWED	534	8.81
HOUSING		
TOTAL HOUSING UNITS	3762	100.00
RENTER OCCUPIED - TOTAL	3352	89.10
WHITE	2848	75.70
NEGRO	448	11.90
AVER CONTRACT MONTHLY RENT	$150	
OWNER OCCUPIED - TOTAL	280	7.44
SINGLE FAMILY W/O BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	235	6.24
OTHER OWNER OCC. UNITS	45	1.19
WHITE	272	7.23
NEGRO	5	.13
ONE ROOM UNITS	840	22.32
OCC. UNITS LACKING TELEPHONE	809	21.50
OVERCROWDED UNITS (1.51+ PPR)	136	3.61

061: BORO CODE
CENSUS TRACT #

	16700 NUMBER	PERCENT
TOTAL POPULATION	7948	100.00
WHITE	7129	89.69
NEGRO	492	6.19
OTHER NONWHITE	327	4.11
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	408	5.13
5 TO 17 YEARS - " "	870	10.94
18 TO 64 YEARS - " "	5401	67.95
65 YEARS + OVER - " "	1269	15.96
ADULT SEX RATIO (OVER 21)	.93	
DEPENDENCY RATIO	47.15	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4025	100.00
HUSBAND-WIFE FAMILIES	1481	36.79
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	139	3.45
WITH MALE HEAD	12	.29
WITH FEMALE HEAD	127	3.15
OTHER SINGLE PARENT FAMILIES	216	
PRIMARY INDIVIDUALS	2189	54.38
OVER 65 YEARS	463	11.50
AVER NO. OF PERSONS PER HH	1.95	
POP. IN GROUP QUARTERS	61	
MARITAL STATUS (POP 14YRS+OVER)	6927	100.00
DIVORCED	371	5.35
SEPARATED	250	3.60
WIDOWED	616	8.89
HOUSING		
TOTAL HOUSING UNITS	4130	100.00
RENTER OCCUPIED - TOTAL	3829	92.71
WHITE	3452	83.58
NEGRO	224	5.42
AVER CONTRACT MONTHLY RENT	$165	
OWNER OCCUPIED - TOTAL	196	4.74
SINGLE FAMILY W/O BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	149	3.60
OTHER OWNER OCC. UNITS	47	1.13
WHITE	190	4.60
NEGRO	2	.04
ONE ROOM UNITS	1002	24.26
OCC. UNITS LACKING TELEPHONE	622	15.06
OVERCROWDED UNITS (1.51+ PPR)	131	3.17

E-1890

307/8-73

169

061: BOAD CODE
CENSUS TRACT # 16900

	NUMBER	PERCENT
TOTAL POPULATION	4851	100.00
WHITE	3505	81.35
NEGRO	1346	15.19
OTHER NONWHITE	306	3.45
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	499	5.63
5 TO 17 YEARS - " "	1089	12.28
18 TO 64 YEARS - " "	6003	67.74
65 YEARS + OVER - " "	1270	14.33
ADULT SEX RATIO (OVER 21)	.97	
DEPENDENCY RATIO	47.60	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4520	100.00
HUSBAND-WIFE FAMILIES	1500	33.18
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	228	5.04
WITH MALE HEAD	34	.75
WITH FEMALE HEAD	194	4.29
OTHER SINGLE PARENT FAMILIES	213	
PRIMARY INDIVIDUALS	2579	57.05
OVER 65 YEARS	577	12.76
AVER NO. OF PERSONS PER HH	1.94	
POP. IN GROUP QUARTERS	75	
MARITAL STATUS (POP 14YRS+OVER)	7537	100.00
DIVORCED	479	6.35
SEPARATED	380	5.04
WIDOWED	723	9.59
HOUSING		
TOTAL HOUSING UNITS	4790	100.00
RENTER OCCUPIED - TOTAL	4452	92.94
WHITE	3762	78.53
NEGRO	564	11.77
AVER CONTRACT MONTHLY RENT	$153	
OWNER OCCUPIED - TOTAL	68	1.41
SINGLE FAMILY NO BUSINESS	7	.14
AVERAGE $ VALUE OF ABOVE	$47,142	
COOPS AND CONDOMINIUMS	29	.60
OTHER OWNER OCC. UNITS	32	.66
WHITE	65	1.35
NEGRO	1	.02
ONE ROOM UNITS	1119	23.36
OCC. UNITS LACKING TELEPHONE	1129	23.56
OVERCROWDED UNITS (1.51+ PPR)	230	4.80

171

061: BOAD CODE
CENSUS TRACT # 17100

	NUMBER	PERCENT
TOTAL POPULATION	9827	100.00
WHITE	8661	88.13
NEGRO	957	9.73
OTHER NONWHITE	209	2.12
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	489	4.97
5 TO 17 YEARS - " "	1212	12.33
18 TO 64 YEARS - " "	6586	67.01
65 YEARS + OVER - " "	1540	15.67
ADULT SEX RATIO (OVER 21)	.87	
DEPENDENCY RATIO	49.21	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4886	100.00
HUSBAND-WIFE FAMILIES	1761	36.04
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	224	4.58
WITH MALE HEAD	26	.53
WITH FEMALE HEAD	198	4.05
OTHER SINGLE PARENT FAMILIES	277	
PRIMARY INDIVIDUALS	2624	53.70
OVER 65 YEARS	584	11.95
AVER NO. OF PERSONS PER HH	1.97	
POP. IN GROUP QUARTERS	165	
MARITAL STATUS (POP 14YRS+OVER)	8500	100.00
DIVORCED	511	6.01
SEPARATED	392	4.61
WIDOWED	842	9.90
HOUSING		
TOTAL HOUSING UNITS	5028	100.00
RENTER OCCUPIED - TOTAL	4618	91.84
WHITE	4027	80.09
NEGRO	500	9.94
AVER CONTRACT MONTHLY RENT	$155	
OWNER OCCUPIED - TOTAL	268	5.33
SINGLE FAMILY NO BUSINESS	8	.15
AVERAGE $ VALUE OF ABOVE	$54,843	
COOPS AND CONDOMINIUMS	223	4.43
OTHER OWNER OCC. UNITS	37	.73
WHITE	263	5.23
NEGRO	3	.05
ONE ROOM UNITS	1325	26.35
OCC. UNITS LACKING TELEPHONE	896	17.82
OVERCROWDED UNITS (1.51+ PPR)	212	4.21

E-1291

061: BORO CODE / CENSUS TRACT #

	18100 NUMBER	PERCENT
TOTAL POPULATION	8717	100.00
WHITE	6944	79.66
NEGRO	1393	15.98
OTHER NONWHITE	380	4.35
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	655	7.51
5 TO 17 YEARS - " "	1263	14.48
18 TO 64 YEARS - " "	5703	65.42
65 YEARS + OVER - " "	1096	12.57
ADULT SEX RATIO (OVER 21)	.78	
DEPENDENCY RATIO	52.84	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	3831	100.00
HUSBAND-WIFE FAMILIES	1836	47.92
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	202	5.27
WITH MALE HEAD	16	.41
WITH FEMALE HEAD	186	4.85
OTHER SINGLE PARENT FAMILIES	282	
PRIMARY INDIVIDUALS	1511	39.44
OVER 65 YEARS	379	9.89
AVER NO. OF PERSONS PER HH	2.27	
POP. IN GROUP QUARTERS	14	
MARITAL STATUS (POP 14YRS+OVER)	7125	100.00
DIVORCED	372	5.22
SEPARATED	229	3.21
WIDOWED	614	8.61
HOUSING		
TOTAL HOUSING UNITS	4007	100.00
RENTER OCCUPIED - TOTAL	3203	79.93
WHITE	2622	65.43
NEGRO	472	11.77
AVER CONTRACT MONTHLY RENT	$162	
OWNER OCCUPIED - TOTAL	628	15.67
SINGLE FAMILY W/O BUSINESS	11	.27
AVERAGE $ VALUE OF ABOVE	$41,818	
COOPS AND CONDOMINIUMS	557	13.90
OTHER OWNER OCC. UNITS	60	1.49
WHITE	510	12.72
NEGRO	103	2.57
ONE ROOM UNITS	353	8.80
OCC. UNITS LACKING TELEPHONE	426	10.63
OVERCROWDED UNITS (1.51+ PPR)	92	2.29

061: BORO CODE / CENSUS TRACT #

	18300 NUMBER	PERCENT
TOTAL POPULATION	8390	100.00
WHITE	6633	79.05
NEGRO	1399	16.67
OTHER NONWHITE	358	4.26
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	310	3.69
5 TO 17 YEARS - " "	769	9.16
18 TO 64 YEARS - " "	5886	70.15
65 YEARS + OVER - " "	1425	16.98
ADULT SEX RATIO (OVER 21)	1.08	
DEPENDENCY RATIO	42.54	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4535	100.00
HUSBAND-WIFE FAMILIES	1294	28.53
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	173	3.81
WITH MALE HEAD	28	.61
WITH FEMALE HEAD	145	3.19
OTHER SINGLE PARENT FAMILIES	274	
PRIMARY INDIVIDUALS	2794	61.60
OVER 65 YEARS	635	14.00
AVER NO. OF PERSONS PER HH	1.82	
POP. IN GROUP QUARTERS	126	
MARITAL STATUS (POP 14YRS+OVER)	7589	100.00
DIVORCED	514	6.77
SEPARATED	474	6.24
WIDOWED	801	10.55
HOUSING		
TOTAL HOUSING UNITS	4598	100.00
RENTER OCCUPIED - TOTAL	4509	98.06
WHITE	3488	75.85
NEGRO	869	18.89
AVER CONTRACT MONTHLY RENT	$125	
OWNER OCCUPIED - TOTAL	26	.56
SINGLE FAMILY W/O BUSINESS	6	.13
AVERAGE $ VALUE OF ABOVE	$47,916	
COOPS AND CONDOMINIUMS	20	.43
OTHER OWNER OCC. UNITS	23	.50
WHITE	3	.06
NEGRO	1776	38.62
ONE ROOM UNITS	1421	30.90
OCC. UNITS LACKING TELEPHONE	222	4.82
OVERCROWDED UNITS (1.51+ PPR)		

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177

061: BORO CODE
CENSUS TRACT #

	17700 NUMBER	PERCENT
TOTAL POPULATION	8731	100.00
WHITE	7290	83.49
NEGRO	1210	13.85
OTHER NONWHITE	231	2.64
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	564	6.45
5 TO 17 YEARS - " "	1644	18.82
18 TO 64 YEARS - " "	5217	59.75
65 YEARS + OVER - " "	1306	14.95
ADULT SEX RATIO (OVER 21)	.73	
DEPENDENCY RATIO	67.35	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	3706	100.00
HUSBAND-WIFE FAMILIES	1731	46.70
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	256	6.90
WITH MALE HEAD	23	.62
WITH FEMALE HEAD	233	6.28
OTHER SINGLE PARENT FAMILIES	243	
PRIMARY INDIVIDUALS	1476	39.82
OVER 65 YEARS	501	13.51
AVER NO. OF PERSONS PER HH	2.35	
POP. IN GROUP QUARTERS	8	
MARITAL STATUS (POP 14YRS+OVER)	6977	100.00
DIVORCED	347	4.97
SEPARATED	271	3.88
WIDOWED	708	10.14
HOUSING		
TOTAL HOUSING UNITS	3805	100.00
RENTER OCCUPIED - TOTAL	3171	83.33
WHITE	2737	71.93
NEGRO	370	9.72
AVER CONTRACT MONTHLY RENT	$153	
OWNER OCCUPIED - TOTAL	535	14.06
SINGLE FAMILY W/O BUSINESS	9	.21
AVERAGE $ VALUE OF ABOVE	$56,250	
COOPS AND CONDOMINIUMS	488	12.82
OTHER OWNER OCC. UNITS	39	1.02
WHITE	426	11.19
NEGRO	90	2.36
ONE ROOM UNITS	265	6.96
OCC. UNITS LACKING TELEPHONE	472	12.40
OVERCROWDED UNITS (1.51+ PPR)	74	1.94

179

061: BORO CODE
CENSUS TRACT #

	17900 NUMBER	PERCENT
TOTAL POPULATION	9668	100.00
WHITE	8446	87.36
NEGRO	880	9.10
OTHER NONWHITE	342	3.53
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	473	4.89
5 TO 17 YEARS - " "	1253	12.96
18 TO 64 YEARS - " "	6415	66.35
65 YEARS + OVER - " "	1527	15.79
ADULT SEX RATIO (OVER 21)	.90	
DEPENDENCY RATIO	50.70	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4680	100.00
HUSBAND-WIFE FAMILIES	1719	36.73
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	235	5.02
WITH MALE HEAD	15	.32
WITH FEMALE HEAD	220	4.70
OTHER SINGLE PARENT FAMILIES	308	
PRIMARY INDIVIDUALS	2418	51.66
OVER 65 YEARS	600	12.82
AVER NO. OF PERSONS PER HH	2.04	
POP. IN GROUP QUARTERS	84	
MARITAL STATUS (POP 14YRS+OVER)	8297	100.00
DIVORCED	492	5.92
SEPARATED	390	4.70
WIDOWED	831	10.01
HOUSING		
TOTAL HOUSING UNITS	4815	100.00
RENTER OCCUPIED - TOTAL	4448	92.37
WHITE	3895	80.89
NEGRO	402	8.34
AVER CONTRACT MONTHLY RENT	$145	
OWNER OCCUPIED - TOTAL	232	4.81
SINGLE FAMILY W/O BUSINESS	5	.10
AVERAGE $ VALUE OF ABOVE	$56,500	
COOPS AND CONDOMINIUMS	193	4.00
OTHER OWNER OCC. UNITS	34	.70
WHITE	226	4.69
NEGRO	3	.06
ONE ROOM UNITS	1020	21.18
OCC. UNITS LACKING TELEPHONE	990	20.56
OVERCROWDED UNITS (1.51+ PPR)	224	4.65

E-1293

173

061: BORO CODE / CENSUS TRACT *

	17300 NUMBER	PERCENT
TOTAL POPULATION	8100	100.00
WHITE	6892	85.08
NEGRO	1030	12.71
OTHER NONWHITE	178	2.19
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	457	5.64
5 TO 17 YEARS - " "	1134	14.00
18 TO 64 YEARS - " "	5559	68.62
65 YEARS + OVER - " "	950	11.72
ADULT SEX RATIO (OVER 21)	.88	
DEPENDENCY RATIO	45.70	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	4056	100.00
HUSBAND-WIFE FAMILIES	1368	33.72
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	209	5.15
WITH MALE HEAD	21	.51
WITH FEMALE HEAD	188	4.63
OTHER SINGLE PARENT FAMILIES	196	
PRIMARY INDIVIDUALS	2283	56.28
OVER 65 YEARS	399	9.83
AVER NO. OF PERSONS PER HH	1.98	
POP. IN GROUP QUARTERS	52	
MARITAL STATUS (POP 14YRS+OVER)	6805	100.00
DIVORCED	392	5.76
SEPARATED	330	4.84
WIDOWED	595	8.74
HOUSING		
TOTAL HOUSING UNITS	4328	100.00
RENTER OCCUPIED - TOTAL	3758	86.82
WHITE	3223	74.46
NEGRO	453	10.46
AVER CONTRACT MONTHLY RENT	$153	
OWNER OCCUPIED - TOTAL	298	6.88
SINGLE FAMILY NO BUSINESS	24	.55
AVERAGE $ VALUE OF ABOVE	$53,229	
COOPS AND CONDOMINIUMS	170	3.92
OTHER OWNER OCC. UNITS	104	2.40
WHITE	276	6.37
NEGRO	19	.43
ONE ROOM UNITS	750	17.32
OCC. UNITS LACKING TELEPHONE	746	17.23
OVERCROWDED UNITS (1.51+ PPR)	138	3.18

175

061: BORO CODE / CENSUS TRACT *

	17500 NUMBER	PERCENT
TOTAL POPULATION	10355	100.00
WHITE	9375	90.53
NEGRO	794	7.66
OTHER NONWHITE	186	1.79
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	501	4.83
5 TO 17 YEARS - " "	1088	10.50
18 TO 64 YEARS - " "	6695	64.65
65 YEARS + OVER - " "	2071	20.00
ADULT SEX RATIO (OVER 21)	.84	
DEPENDENCY RATIO	54.66	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	5118	100.00
HUSBAND-WIFE FAMILIES	2069	40.42
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	171	3.34
WITH MALE HEAD	21	.41
WITH FEMALE HEAD	150	2.93
OTHER SINGLE PARENT FAMILIES	271	
PRIMARY INDIVIDUALS	2607	50.93
OVER 65 YEARS	755	14.75
AVER NO. OF PERSONS PER HH	1.96	
POP. IN GROUP QUARTERS	309	
MARITAL STATUS (POP 14YRS+OVER)	9082	100.00
DIVORCED	443	4.87
SEPARATED	235	2.58
WIDOWED	1144	12.59
HOUSING		
TOTAL HOUSING UNITS	5170	100.00
RENTER OCCUPIED - TOTAL	4704	90.98
WHITE	4262	82.43
NEGRO	363	7.02
AVER CONTRACT MONTHLY RENT	$160	
OWNER OCCUPIED - TOTAL	414	8.00
SINGLE FAMILY NO BUSINESS	358	6.92
AVERAGE $ VALUE OF ABOVE	56	1.08
COOPS AND CONDOMINIUMS	410	7.93
OTHER OWNER OCC. UNITS	4	.07
WHITE	885	17.11
NEGRO	683	13.21
ONE ROOM UNITS	140	2.70
OCC. UNITS LACKING TELEPHONE		
OVERCROWDED UNITS (1.51+ PPR)		

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185

061: BORO CODE / CENSUS TRACT #	18500 NUMBER	PERCENT
TOTAL POPULATION	3894	100.00
WHITE	2937	75.34
NEGRO	791	20.29
OTHER NONWHITE	170	4.36
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	214	5.48
5 TO 17 YEARS - " "	255	6.54
18 TO 64 YEARS - " "	3031	77.75
65 YEARS + OVER - " "	398	10.21
ADULT SEX RATIO (OVER 21)	.78	
DEPENDENCY RATIO	28.60	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	2215	100.00
HUSBAND-WIFE FAMILIES	849	38.32
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	64	2.88
WITH MALE HEAD	8	.36
WITH FEMALE HEAD	56	2.52
OTHER SINGLE PARENT FAMILIES	95	
PRIMARY INDIVIDUALS	1207	54.49
OVER 65 YEARS	145	6.54
AVER NO. OF PERSONS PER HH	1.75	
POP. IN GROUP QUARTERS		
MARITAL STATUS (POP 14YRS+OVER)	3492	100.00
DIVORCED	254	7.27
SEPARATED	112	3.20
WIDOWED	225	6.44
HOUSING		
TOTAL HOUSING UNITS	2224	100.00
RENTER OCCUPIED - TOTAL	2210	99.37
WHITE	1668	75.00
NEGRO	471	21.17
AVER CONTRACT MONTHLY RENT	$204	
OWNER OCCUPIED - TOTAL	5	.22
SINGLE FAMILY W/O BUSINESS		
AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS	5	.22
WHITE	3	.13
NEGRO	1	.04
ONE ROOM UNITS	282	12.67
OCC. UNITS LACKING TELEPHONE	120	5.39
OVERCROWDED UNITS (1.51+ PPR)	42	1.88

187

061: BORO CODE / CENSUS TRACT #	18700 NUMBER	PERCENT
TOTAL POPULATION	11560	100.00
WHITE	9127	78.95
NEGRO	1795	15.52
OTHER NONWHITE	638	5.51
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	575	4.97
5 TO 17 YEARS - " "	1326	11.47
18 TO 64 YEARS - " "	7834	67.76
65 YEARS + OVER - " "	1825	15.78
ADULT SEX RATIO (OVER 21)	.98	
DEPENDENCY RATIO	47.56	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	5730	100.00
HUSBAND-WIFE FAMILIES	1891	33.00
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	254	4.43
WITH MALE HEAD	32	.55
WITH FEMALE HEAD	222	3.87
OTHER SINGLE PARENT FAMILIES	352	
PRIMARY INDIVIDUALS	3233	56.42
OVER 65 YEARS	710	12.39
AVER NO. OF PERSONS PER HH	1.98	
POP. IN GROUP QUARTERS	176	
MARITAL STATUS (POP 14YRS+OVER)	10031	100.00
DIVORCED	639	6.37
SEPARATED	475	4.73
WIDOWED	1018	10.14
HOUSING		
TOTAL HOUSING UNITS	5903	100.00
RENTER OCCUPIED - TOTAL	5617	95.15
WHITE	4318	73.14
NEGRO	1061	17.97
AVER CONTRACT MONTHLY RENT	$138	
OWNER OCCUPIED - TOTAL	113	1.91
SINGLE FAMILY W/O BUSINESS		
AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS	77	1.30
OTHER OWNER OCC. UNITS	36	.60
WHITE	110	1.86
NEGRO	2	.03
ONE ROOM UNITS	2119	35.89
OCC. UNITS LACKING TELEPHONE	1349	22.85
OVERCROWDED UNITS (1.51+ PPR)	417	7.06

E-1285

061: BORO CODE CENSUS TRACT #	18900 NUMBER	PERCENT
TOTAL POPULATION	16021	100.00
WHITE	9376	58.52
NEGRO	6050	37.76
OTHER NONWHITE	595	3.71
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	1280	7.98
5 TO 17 YEARS - " "	4271	26.65
18 TO 64 YEARS - " "	8609	53.73
65 YEARS + OVER - " "	1861	11.61
ADULT SEX RATIO (OVER 21)	.76	
DEPENDENCY RATIO	86.09	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	5236	100.00
HUSBAND-WIFE FAMILIES	2332	44.53
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	842	16.08
WITH MALE HEAD	75	1.43
WITH FEMALE HEAD	767	14.64
OTHER SINGLE PARENT FAMILIES	362	
PRIMARY INDIVIDUALS	1700	32.46
OVER 65 YEARS	417	7.96
AVER NO. OF PERSONS PER HH	2.89	
POP. IN GROUP QUARTERS	854	
MARITAL STATUS (POP 14YRS+OVER)	11720	100.00
DIVORCED	483	4.12
SEPARATED	864	7.37
WIDOWED	1399	11.93
HOUSING		
TOTAL HOUSING UNITS	5294	100.00
RENTER OCCUPIED - TOTAL	5184	97.92
WHITE	299[illegible]	56.57
NEGRO	200[illegible]	37.92
AVER CONTRACT MONTHLY RENT	$105	
OWNER OCCUPIED - TOTAL	52	.98
SINGLE FAMILY W/O BUSINESS	12	.22
AVERAGE $ VALUE OF ABOVE	$24,687	
COOPS AND CONDOMINIUMS	8	.15
OTHER OWNER OCC. UNITS	32	.60
WHITE	29	.54
NEGRO	17	.32
ONE ROOM UNITS	227	4.28
OCC. UNITS LACKING TELEPHONE	1610	30.41
OVERCROWDED UNITS (1.51+ PPR)	297	5.61

061: BORO CODE CENSUS TRACT #	19100 NUMBER	PERCENT
TOTAL POPULATION	11131	100.00
WHITE	8460	76.00
NEGRO	1982	17.80
OTHER NONWHITE	689	6.18
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	654	5.87
5 TO 17 YEARS - " "	1627	14.61
18 TO 64 YEARS - " "	7388	66.37
65 YEARS + OVER - " "	1462	13.13
ADULT SEX RATIO (OVER 21)	.91	
DEPENDENCY RATIO	50.66	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	5330	100.00
HUSBAND-WIFE FAMILIES	1822	34.18
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	316	5.92
WITH MALE HEAD	30	.56
WITH FEMALE HEAD	286	5.36
OTHER SINGLE PARENT FAMILIES	324	
PRIMARY INDIVIDUALS	2868	53.80
OVER 65 YEARS	610	11.44
AVER NO. OF PERSONS PER HH	2.07	
POP. IN GROUP QUARTERS	70	
MARITAL STATUS (POP 14YRS+OVER)	9349	100.00
DIVORCED	575	6.15
SEPARATED	428	4.57
WIDOWED	839	8.97
HOUSING		
TOTAL HOUSING UNITS	5485	100.00
RENTER OCCUPIED - TOTAL	5276	96.18
WHITE	4020	73.29
NEGRO	893	16.28
AVER CONTRACT MONTHLY RENT	$141	
OWNER OCCUPIED - TOTAL	54	.98
SINGLE FAMILY W/O BUSINESS	8	.14
AVERAGE $ VALUE OF ABOVE	$41,687	
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS	46	.83
WHITE	31	.56
NEGRO	22	.40
ONE ROOM UNITS	1434	26.14
OCC. UNITS LACKING TELEPHONE	970	17.68
OVERCROWDED UNITS (1.51+ PPR)	251	4.57

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193

061: BORO CODE CENSUS TRACT #	19300 NUMBER	PERCENT
TOTAL POPULATION	10937	100.00
WHITE	6023	55.06
NEGRO	4520	41.32
OTHER NONWHITE	394	3.60
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	998	9.12
5 TO 17 YEARS - " "	2403	21.97
18 TO 64 YEARS - " "	6652	60.82
65 YEARS + OVER - " "	884	8.08
ADULT SEX RATIO (OVER 21)	.85	
DEPENDENCY RATIO	64.41	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	3868	100.00
HUSBAND-WIFE FAMILIES	1691	43.71
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	621	16.05
WITH MALE HEAD	71	1.83
WITH FEMALE HEAD	550	14.21
OTHER SINGLE PARENT FAMILIES	347	
PRIMARY INDIVIDUALS	1209	31.25
OVER 65 YEARS	279	7.21
AVER NO. OF PERSONS PER HH	2.79	
POP. IN GROUP QUARTERS	137	
MARITAL STATUS (POP 14YRS+OVER)	8250	100.00
DIVORCED	376	4.55
SEPARATED	721	8.73
WIDOWED	745	9.03
HOUSING		
TOTAL HOUSING UNITS	3999	100.00
RENTER OCCUPIED - TOTAL	3842	96.07
WHITE	2060	51.51
NEGRO	1642	41.06
AVER CONTRACT MONTHLY RENT	$86	
OWNER OCCUPIED - TOTAL	26	.65
SINGLE FAMILY W/O BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS	26	.65
WHITE	10	.25
NEGRO	14	.35
ONE ROOM UNITS	266	6.65
OCC. UNITS LACKING TELEPHONE	1399	34.98
OVERCROWDED UNITS (1.51+ PPR)	228	5.70

195

061: BORO CODE CENSUS TRACT #	19500 NUMBER	PERCENT
TOTAL POPULATION	8823	100.00
WHITE	7601	86.14
NEGRO	598	6.77
OTHER NONWHITE	624	7.07
AGE CHARACTERISTICS		
UNDER 5 YEARS - TOTAL POP.	508	5.75
5 TO 17 YEARS - " "	1114	12.62
18 TO 64 YEARS - " "	5871	66.54
65 YEARS + OVER - " "	1330	15.07
ADULT SEX RATIO (OVER 21)	.86	
DEPENDENCY RATIO	50.28	
HOUSEHOLD COMPOSITION		
TOTAL HOUSEHOLDS	3993	100.00
HUSBAND-WIFE FAMILIES	1576	39.46
SINGLE PARENT FAMILIES WITH MEMBERS UNDER 18 YRS	212	5.30
WITH MALE HEAD	28	.70
WITH FEMALE HEAD	184	4.60
OTHER SINGLE PARENT FAMILIES	332	
PRIMARY INDIVIDUALS	1873	46.90
OVER 65 YEARS	471	11.79
AVER NO. OF PERSONS PER HH	2.20	
POP. IN GROUP QUARTERS	33	
MARITAL STATUS (POP 14YRS+OVER)	7534	100.00
DIVORCED	372	4.93
SEPARATED	268	3.55
WIDOWED	723	9.59
HOUSING		
TOTAL HOUSING UNITS	4054	100.00
RENTER OCCUPIED - TOTAL	3966	97.82
WHITE	3484	85.93
NEGRO	243	5.99
AVER CONTRACT MONTHLY RENT	$126	
OWNER OCCUPIED - TOTAL	27	.66
SINGLE FAMILY W/O BUSINESS AVERAGE $ VALUE OF ABOVE		
COOPS AND CONDOMINIUMS		
OTHER OWNER OCC. UNITS	27	.66
WHITE	22	.54
NEGRO	4	.09
ONE ROOM UNITS	580	14.30
OCC. UNITS LACKING TELEPHONE	644	15.88
OVERCROWDED UNITS (1.51+ PPR)	92	2.26

E 1297

E-1298

4

SCHOOLS & EDUCATION

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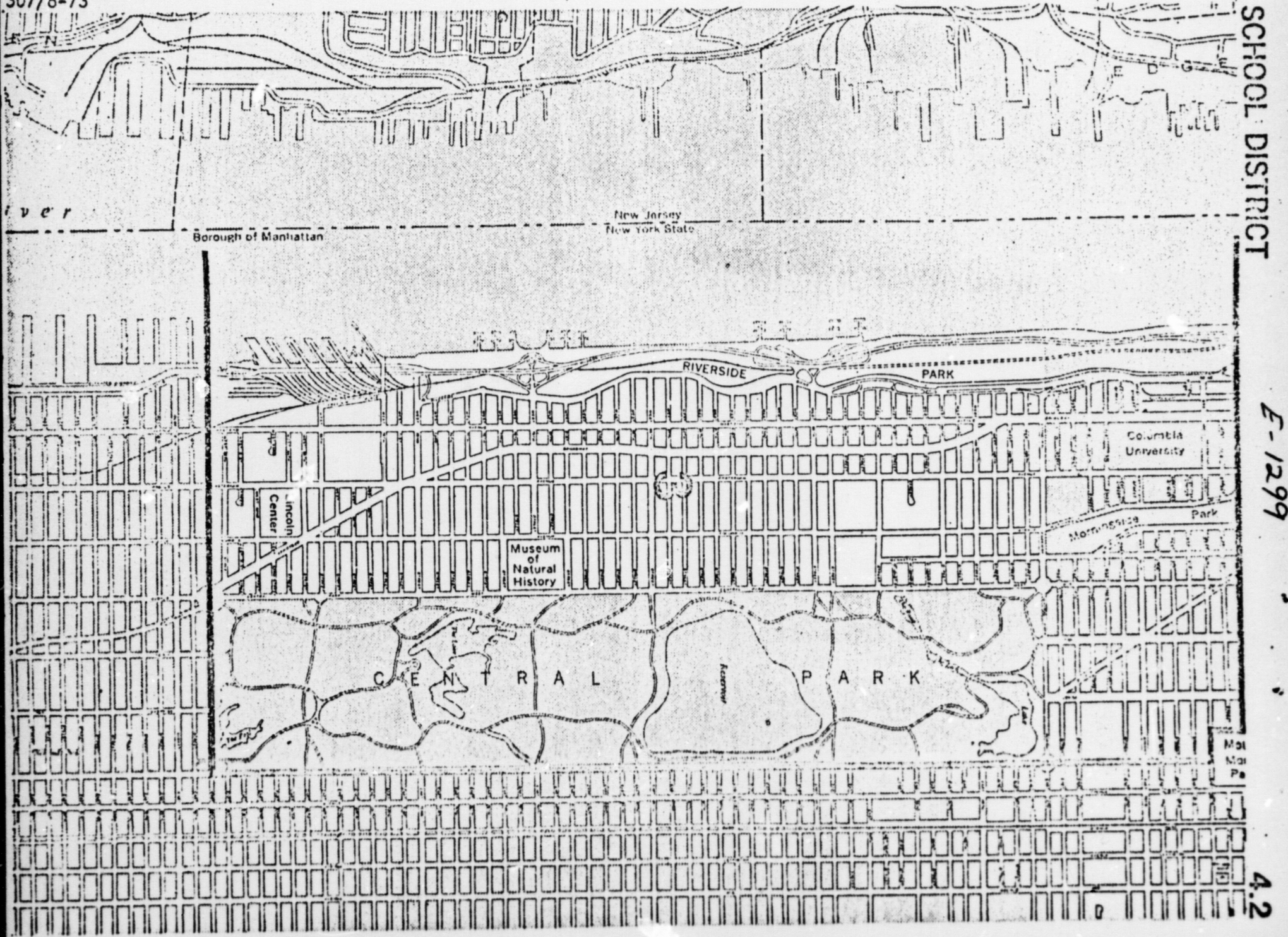
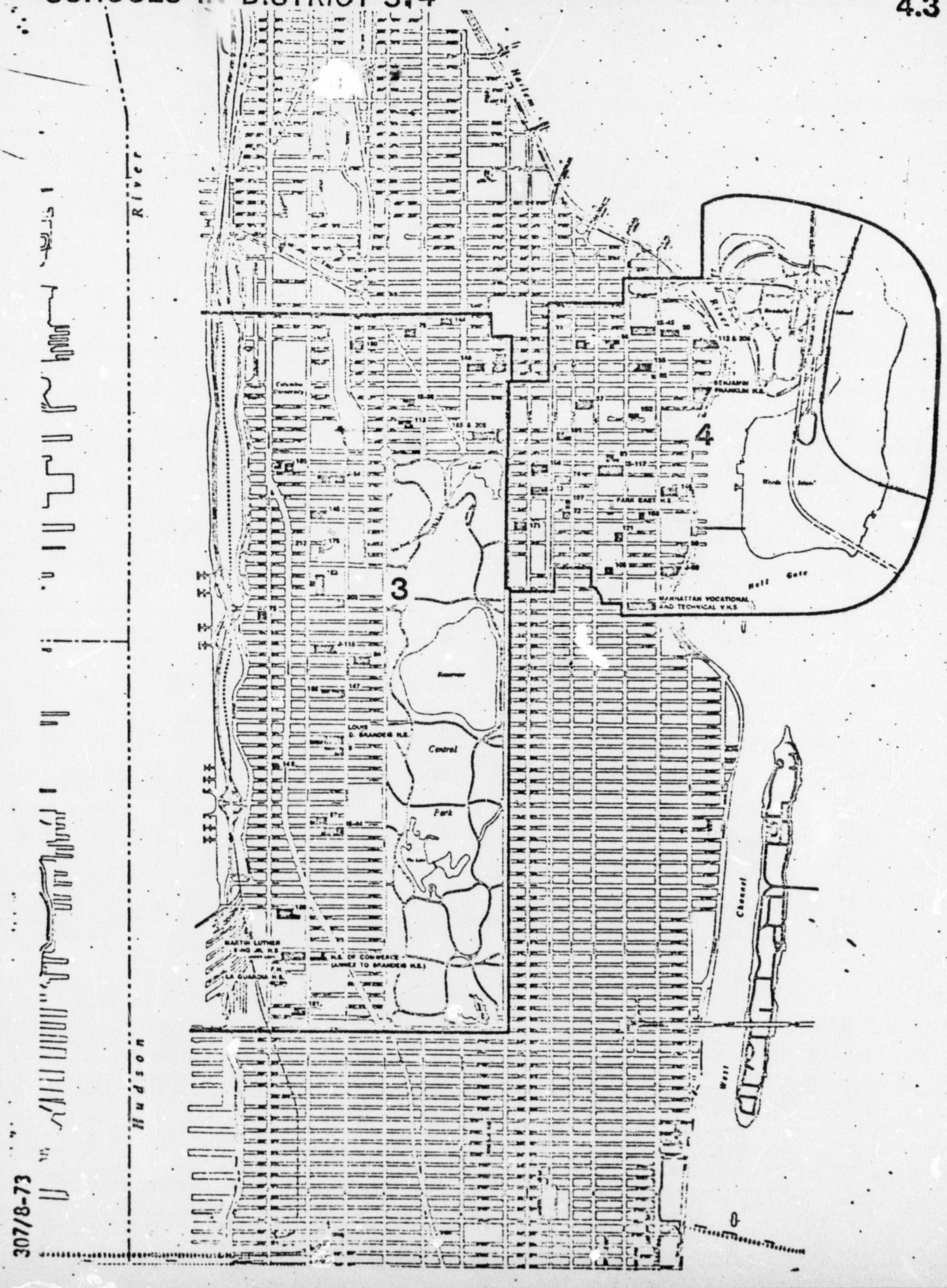

SCHOOL DISTRICT
4.2
E-1299
New Jersey
New York State
Borough of Manhattan
RIVERSIDE
PARK
Columbia University
Lincoln Center
Museum of Natural History
CENTRAL PARK

SCHOOLS IN DISTRICT 3,4

E-1300



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E-1301

SCHOOLS IN DISTRICT 3,4

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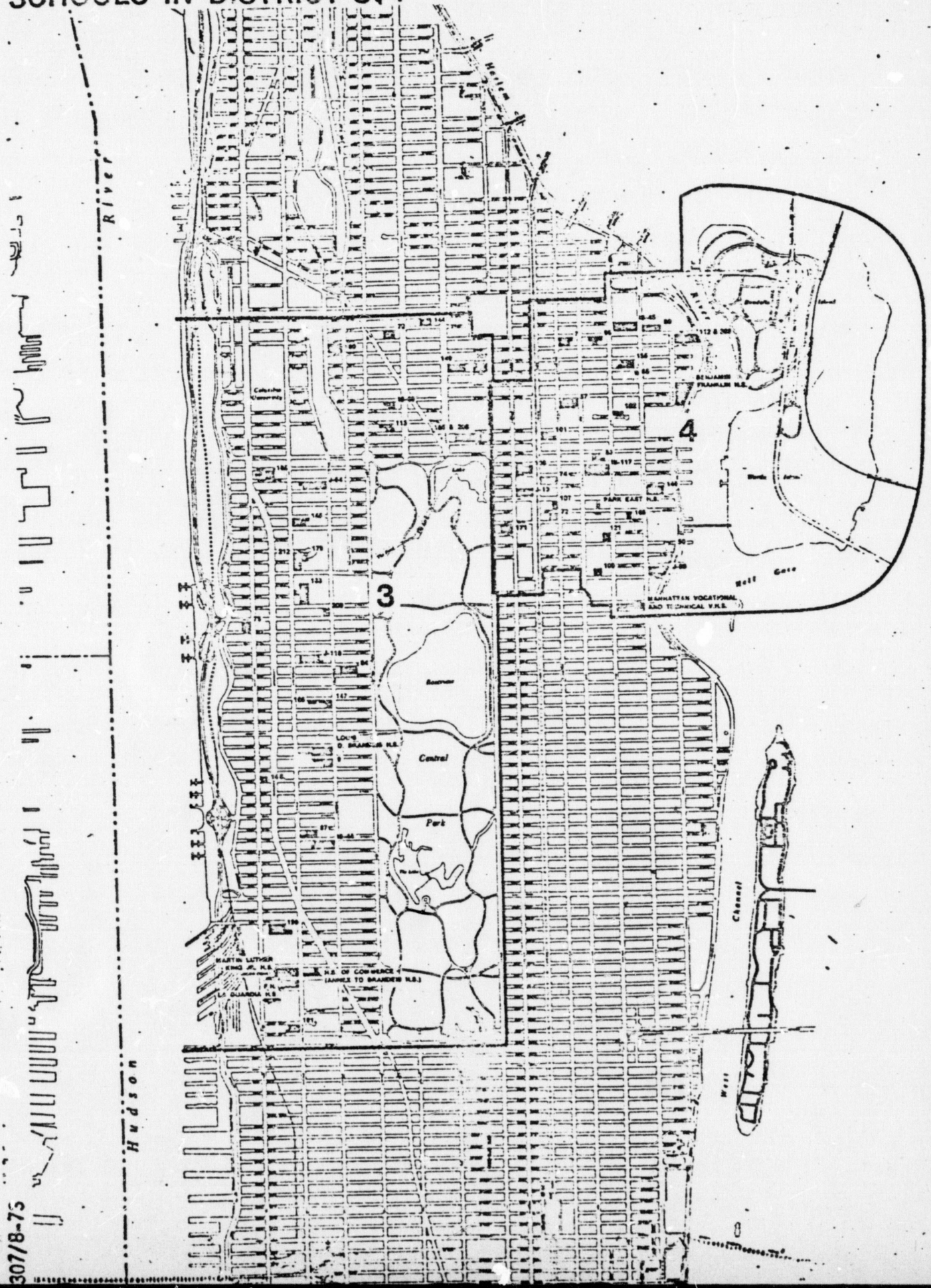

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E-1302

COMMUNITY SCHOOL DISTRICT 3

Schools in Manhattan CPD 7

School	Construction Date[1]	Construction Type[2]	Grades	Capacity Main Bldg.	Capacity Add'l. Enroll.[3]	Capacity Total[4]	Total Enrollment
PS 9 100 West 84th Street 362-9144	1965	A/X	PK-6	1,029		1,029	859
PS 75 735 West End Avenue 662-7003	1950	A/X	PK-6	956		956	1,056
PS 84 32 West 92nd Street 724-1708	1962	A/X	PK-6	1,128		1,128	1,103
PS 87 160 West 78th Street 362-4940	1955	A/X	PK-5	1,166		1,166	625
PS 145 150 West 105th Street 222-3444	1961	A/X	PK-6	1,209		1,209	992
PS 148[a] 466 West End Avenue 799-1551	1895	A/X	5-9	150		150	150

1. The first date given is original construction date. Subsequent dates mark additions and renovations.
2. A= fireproof throughout
   B= structurally fireproof
   C= interior framing not fireproof
   AC= combination of above (more than one structure within school property)
3. P= portable
   M= mini-school/multi-unit temporary
   L= leased space
   A= annex

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School	Construction Date[1]	Construction Type[2]	Grades	Capacity Main Bldg.	Capacity Add'l. Enroll.[3]	Capacity Total[4]	Total Enrollment
PS 163 163 West 97th Street 865-1100	1958	A/X	PK-6	817		817	675
PS 165 234 West 109th Street 222-0689	1898 1905 1952	A/X	PK-6	1,733		1,733	1,551
PS 166 132 West 89th Street 724-2500	1898 1952	A/X	PK-5	772		772	656
PS 179 140 West 102nd Street 662-7700	1900 1959	A/X	PK-6	1,107		1,107	931
PS 191[b] 210 West 61st Street 247-0568	1956	A/X	PK-3	923		923	549
PS 199[b] 270 West 70th Street 787-0910	1963	A/X	PK, 4-6	834		834[c]	405
PS 44 100 West 77th Street 787-1501	1958	A/X	6-8	1,340		1,340	1,032

E-1303

4. Total capacity is the total of main building capacity plus enrollment figures for additional structures. Figures are for 1972-1973.

a. A Special School for Socially Maladjusted CHildren.

b. PS 191 and 1999 are paired schools.

c. Includes two rooms used by Roosevelt Hospital and one room used by the Bureau of Community Education..

School	Construction Date[1]	Type[2]	Grades	Capacity Main Bldg.	Add'l. Enroll.[3]	Total[4]	Total Enrollment
J 54 103 West 107th Street 749-0233	1950	A/X	7-9	1,063		1,063	1,065
J 118 154 West 93rd Street 749-0291	1940 1963	A/X	7-9	1,334	L-104	1,438	1,328
Louis D. Brandeis High School[d] 145 West 84th Street 799-0300	1965	A/X	9-12	2,761	A-1478 A-131	4,370	6,593
Annex: High School of Commerce 155 West 65th Street 799-0300	1925	A					

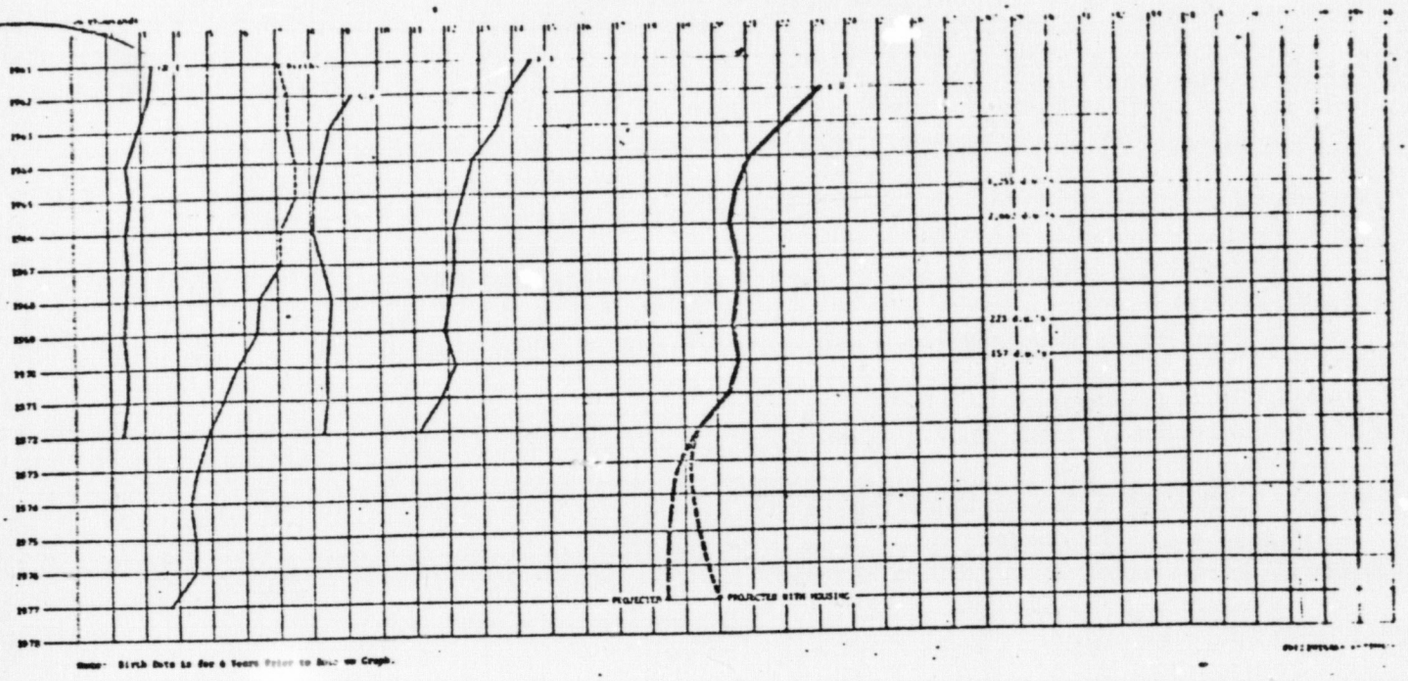
E-1304

d. Total capacity and enrollment figures include those for both the main building and the main annex.
e. Indicates 131 pupils enrolled in the "West Side High School," a Pilot Experimental High School, located at 257 West 93rd Street.

E-1305

SCHOOL DISTRICT ENROLLMENT

ENROLLMENT TRENDS: DISTRICT 3



307/8-73

E-1306

5

HOUSING & URBAN RENEWAL

E-1307

PUBLIC & PUBLICLY AIDED HOUSING

5.2

07/8-73

E-1308

DIRECTORY OF HOUSING

PUBLIC AND PUBLICLY AIDED HOUSING

Manhattan Community Planning District 7

Map Location	Name of Project	Program	Dwelling Units	Status/ Initial Occupancy
1	Frederick Douglass Houses	NYS P-R	2,057	1957
2	West View Apartments	NYC PAR M-L	137	1966
3	Park West Village	PAR Fed.	2,510	1959
4	West Gate Apartments	NYC PAR M-L	427	1968
5	Tower West	NYC PAO M-L	216	1971
6	Central Park Gardens	NYS PAR M-L	251	1969
7	New Amsterdam House	NYC PAO M-L	229	1971
8	R.N.A. House	NYC PAO M-L	207	1967
9	Columbus House	NYC PAR M-L	248	1970
10	Goddard Towers	NYC PAO M-L	193	1967
11	Jefferson Towers	NYC PAO M-L	189	1968
12	West Side Manor	NYC PAR M-L	245	1968
13	Independence Housing	NYC PAR M-L	120	1967
14	120 West 94th Street Housing	Fed. P-R	70	1965
15	Columbus Park Towers	NYC PAO M-L	161	1967
16	Stryckers Bay	NYC PAO M-L	135	1967
17	Leader House, The Liederkranz	NYC PAR M-L	280	1972
18	Columbus Manor	NYC PAO M-L	202	1971
19	Westwood House	NYC PAR M-L	123	1971
20	Trinity House	NYC PAR M-L	200	1969
21	74 West 92nd Street Housing	Fed. P-R	168	1965

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Map Location	Name of Project	Program	Dwelling Units	Status/ Initial Occupancy
22	Stephen Wise Towers	NYS P-R	399	1964
23	St. Martin's Houses	NYC PAO M-L	180	1971
24	589 Amsterdam Avenue	Fed. P-R	158	1965
25	Stern Staff Housing	NYS P-R M-L	43	1969
26	Lincoln Towers	Fed. PAR	3,841	1962
27	Lincoln House, Princess Gardens	NYS PAO RCL	420	1961
28	Amsterdam Houses	NYS P-R	1,084	1947
29	Amsterdam Houses Addition Area	NYS P-R	173	Construction
30	48-54 West 94th Street	Fed. P-R	40	1962
31	241 West 101st Street	Fed. P-R	40	1962
32	239-241 West 103rd Street	Fed. P-R	72	1962
33	830 Amsterdam Avenue	Fed. P-R	158	1965
34	Frederick Douglass Houses Addition	NYS P-R	135	1965
35	Old Ridge	Fed. PAO	30	1965
36	West Side Urban Rehabilitation	Fed. P-R	245	1968
37	Eugenio Maria de Hostos Apartments	Fed. P-R	223	1969
38	Park Front	Fed. RPAR 221d3	113	1971
39	Twin House	PAO Fed. 221d3	189	1972
40	62-66 West 107th Street	RPAR 221d3	75	1971

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5.3- DIRECTORY OF HOUSING CONTINUED PAGE 3

Map Location	Name of Project	Program	Dwelling Units	Status/ Initial Occupancy
41	Hotel Bradford	RP-R Fed.	240	Occupied
42	20 West 104th Street (Two Trees)	R - PAR Fed. 236	15	Construction
43	West 67th Street & Amsterdam Avenue	P-R Fed.	256	Construction
44	Manhattan Valley - 104	P-R Fed.	182	Planning
	LINCOLN - AMSTERDAM URBAN RENEWAL AREA			
45	Site 1	NYC M-L	183	Construction
	WEST SIDE URBAN RENEWAL			
46	ECF/P209 -(Site 4)	UDC PH	270	Planning
47	Martin Urban (Site 9)	NYC M-L 236	212	Planning
48	Site 23	NYC M-L 236	172	Planning
49	Townhouse West (Site 27)	NYC M-L	47	Construction
50	Heywood Broun Tower (Site 28)	NYC M-L 235	188	Construction
51	Floyd Gibbons (Site 30)	PH	160	Construction
52	Glen Gardens (Site 43)	NYC M-L 236	267	Construction
53	Westside Housing (Site 44)	NYC M-L 236	200	Planning
	CATHEDRAL PARKWAY URBAN RENEWAL AREA			
54	Sites 3 & 8	PH	504	Planning
not on map	Site 5	PH	340	Planning
	LINCOLN SQUARE URBAN RENEWAL AREA			
not on map	Site 1	UDC	270	Planning

E-1311

Map Location	Name of Project	Program	Dwelling Units	Status/ Initial Occupancy
not on map	Roosevelt Hospital Staff Housing	NYS M-L PAR	465	Construction

NYS: New York State
P-R: Public Housing - Rental
PAR: Publicly Aided Renter
M-L: Mitchell-Lama Program
Fed: Federal Low-Rent Housing
PAO: Publicly Aided Owner (Co-op)
RCL: Redevelopment Companies Law
R: Rehabilitated Housing
221d3: Section of Federal Housing Act of 1962
236: Section of Federal Housing Act of 1968
N.A.: Not Available
UDC: Urban Development Corporation
PH:Public Housing

7/1973

New York City

	TOTAL POPULATION NUMBER	TOTAL POPULATION PERCENT	WHITE NUMBER	WHITE PERCENT	NEGRO NUMBER	NEGRO PERCENT	PUERTO RICAN** NUMBER	PUERTO RICAN** PERCENT
TOTAL POPULATION	7894851		6091503		1665470		811843	
EDUCATION								
TOTAL PERSONS 18 YRS & OVER	5649522	100.00	5338270	100.00	1027062	100.00	449822	100.00
TOT 18+ W 4 YRS HIGH SCHOOL	2849750	50.44	2356028	44.13	444502	43.27	107881	23.98
PERSONS 18-24 " "	609724		495799		102207		38445	
% OF PERSONS 18-24		69.70		73.68		55.53		36.72
PERSONS 25+ " "	2240026		1860229		342295		69416	
% OF PERSONS 25+		46.91		48.27		40.60		20.11
INCOME								
TOTAL FAMILIES	2058943	100.00	1631417	100.00	394904	100.00	200676	100.00
MEDIAN FAMILY INCOME	$9,682		$10,424		$7,150		$5,575	
FAMILIES WITH INCOME BELOW FEDERAL POVERTY LEVEL	236507	11.48	150651	9.23	80952	20.49	60906	30.35
FAMILIES W INCOME OVER $15000	485424	23.57	437402	26.81	42681	10.80	8991	4.48
TOTAL UNRELATED INDIVIDUALS 14+	986566	100.00	777946	100.00	189558	100.00	38606	100.00
MEDIAN INCOME OF UNREL. INDIV.	$4,050		$4,281		$3,449		$3,075	
UNREL. INDIV. W INCOME BELOW FEDERAL POVERTY LEVEL	266053	26.96	201695	25.92	58392	30.80	12982	33.62
LABORFORCE CHARACTERISTICS (16+)								
TOTAL CIVILIAN LABORFORCE	3330803	100.00	2649555	100.00	620220	100.00	229805	100.00
OCCUPATION OF EMPLOYED PERSONS	3191370	95.81	2544475	96.03	588058	94.81	214303	93.25
1.PROF,MANAGERIAL,TECHNICAL	753353	22.61	659323	24.88	77069	12.42	17315	7.53
2.SALES	232848	6.99	210158	7.93	20025	3.22	10299	4.48
3.CLERICAL	863671	25.92	695669	26.25	157014	25.31	43937	19.11
4.CRAFTSMEN	325988	9.78	270436	10.20	52657	8.49	24150	10.50
5.OPERATIVES	477162	14.32	352842	13.31	112196	18.08	69560	30.26
6.LABORERS,INCL. FARM	106916	3.20	77786	2.93	27936	4.50	9508	4.13
7.SERVICE WORKERS	431432	12.95	278261	10.50	141161	22.75	39534	17.20
LABORFORCE PARTICIPATION								
MALES 16+ - TOTAL	2642536	100.00	2134750	100.00	457438	100.00	214937	100.00
IN CIVILIAN LABORFORCE	1975510	74.75	1603510	75.11	335106	73.25	155584	72.38
UNEMPLOYED, % OF CIV. LF	76955	3.89	57663	3.59	18024	5.37	9678	6.22
FEMALES 16+ - TOTAL	3181892	100.00	2517916	100.00	614573	100.00	264410	100.00
IN CIVILIAN LABORFORCE	1355293	42.59	1046045	49.00	285114	46.39	74221	28.07
UNEMPLOYED, % OF CIV. LF	62478	4.60	47417	4.53	14138	4.95	5824	7.84

** NOTE: THE FIGURES FOR THE PUERTO RICAN POPULATION ARE NOT ADDITIVE; THEY MAY BE INCLUDED IN BOTH THE WHITE AND NEGRO FIGURES.

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Manhattan

	TOTAL POPULATION NUMBER	TOTAL POPULATION PERCENT	WHITE NUMBER	WHITE PERCENT	NEGRO NUMBER	NEGRO PERCENT	PUERTO RICAN** NUMBER	PUERTO RICAN** PERCENT
TOTAL POPULATION	1539233		1098909		379731		185323	
EDUCATION								
TOTAL PERSONS 18 YRS & OVER	1206352	100.00	896768	100.00	265191	100.00	110548	100.00
TOT 18+ W 4 YRS HIGH SCHOOL	689005	57.11	565876	63.10	103388	38.98	25770	23.31
PERSONS 18-24 " "	125323		98750		21443		8748	
% OF PERSONS 18-24		71.78		77.57		54.50		38.39
PERSONS 25+ " "	563682		467126		81945		17022	
% OF PERSONS 25+		54.63		60.70		36.28		19.39
INCOME								
TOTAL FAMILIES	359540	100.00	257686	100.00	87974	100.00	45886	100.00
MEDIAN FAMILY INCOME	$8,983		$10,620		$6,550		$5,543	
FAMILIES WITH INCOME BELOW FEDERAL POVERTY LEVEL	47207	13.12	26561	10.30	18187	20.67	12923	28.16
FAMILIES W INCOME OVER $15000	97652	27.16	88943	34.51	7137	8.11	1794	3.90
TOTAL UNRELATED INDIVIDUALS 14+	424114	100.00	333330	100.00	78900	100.00	15278	100.00
MEDIAN INCOME OF UNREL. INDIV.	$5,108		$5,777		$3,319		$3,124	
UNREL. INDIV. W INCOME BELOW FEDERAL POVERTY LEVEL	89758	21.16	61566	18.46	24401	30.92	4811	31.48
LABORFORCE CHARACTERISTICS (16+)								
TOTAL CIVILIAN LABORFORCE	741741	100.00	557915	100.00	155613	100.00	57208	100.00
OCCUPATION OF EMPLOYED PERSONS	706820	95.29	533160	95.56	146549	94.17	52813	92.31
1.PROF,MANAGERIAL,TECHNICAL	245764	33.13	219677	39.37	19598	12.59	4544	7.94
2.SALES	50421	6.79	44280	7.93	5037	3.23	2678	4.68
3.CLERICAL	159200	21.46	119770	21.46	35048	22.52	10918	19.08
4.CRAFTSMEN	40372	5.44	28498	5.10	10676	6.86	5090	8.89
5.OPERATIVES	81503	10.98	48285	8.65	26843	17.24	14390	25.15
6.LABORERS,INCL. FARM	16604	2.23	9474	1.69	6722	4.31	2408	4.20
7.SERVICE WORKERS	112956	15.22	63176	11.32	42625	27.39	12785	22.34
LABORFORCE PARTICIPATION								
MALES 16+ - TOTAL	555014	100.00	411131	100.00	119470	100.00	54385	100.00
IN CIVILIAN LABORFORCE	409853	73.84	309342	75.24	83709	70.06	38529	70.84
UNEMPLOYED, % OF CIV. LF	19345	4.71	13676	4.42	5001	5.97	2813	7.30
FEMALES 16+ - TOTAL	670368	100.00	495570	100.00	153297	100.00	63711	100.00
IN CIVILIAN LABORFORCE	331888	49.50	248573	50.15	71904	46.90	18679	29.31
UNEMPLOYED, % OF CIV. LF	15576	4.69	11079	4.45	4063	5.65	1582	8.46

** NOTE: THE FIGURES FOR THE PUERTO RICAN POPULATION ARE NOT ADDITIVE; THEY MAY BE INCLUDED IN BOTH THE WHITE AND NEGRO FIGURES.

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Manhattan Community Planning District 7

	TOTAL POPULATION NUMBER	TOTAL POPULATION PERCENT	WHITE NUMBER	WHITE PERCENT	NEGRO NUMBER	NEGRO PERCENT	PUERTO RICAN** NUMBER	PUERTO RICAN** PERCENT
TOTAL POPULATION	212422		175080		31408		21440	
EDUCATION								
TOTAL PERSONS 18 YRS & OVER	173076	100.00	145827	100.00	22400	100.00	13515	100.00
TOT 18+ W 4 YRS HIGH SCHOOL	116018	67.03	102071	69.99	10567	47.17	3825	28.30
PERSONS 18-24 " "	16826		14225		2053		1170	
% OF PERSONS 18-24		76.58		80.37		58.72		40.85
PERSONS 25+ " "	99192		87846		8514		2655	
% OF PERSONS 25+		65.64		68.56		45.03		24.92
INCOME								
TOTAL FAMILIES	49071	100.00	40957	100.00	6831	100.00	5138	100.00
MEDIAN FAMILY INCOME	$11,254		$12,399		$7,355		$5,989	
FAMILIES WITH INCOME BELOW FEDERAL POVERTY LEVEL	4264	8.68	2934	7.16	1183	17.31	1182	23.00
FAMILIES W INCOME OVER $15000	18089	36.86	16946	41.37	838	12.26	341	6.63
TOTAL UNRELATED INDIVIDUALS 14+	67669	100.00	57393	100.00	8369	100.00	2429	100.00
MEDIAN INCOME OF UNREL. INDIV.	$5,528		$5,752		$4,328		$3,537	
UNREL. INDIV. W INCOME BELOW FEDERAL POVERTY LEVEL	12443	18.38	10047	17.50	1915	22.88	690	28.40
LABORFORCE CHARACTERISTICS (16+)								
TOTAL CIVILIAN LABORFORCE	112636	100.00	94455	100.00	14904	100.00	7696	100.00
OCCUPATION OF EMPLOYED PERSONS	106869	94.87	89794	95.06	13961	93.67	7089	92.11
1.PROF,MANAGERIAL,TECHNICAL	48569	43.12	44223	46.81	3093	20.75	729	9.47
2.SALES	8142	7.22	7487	7.92	520	3.48	408	5.30
3.CLERICAL	21452	19.04	17792	18.83	2982	20.00	1564	20.32
4.CRAFTSMEN	4999	4.43	3662	3.87	1139	7.64	538	6.99
5.OPERATIVES	9497	8.43	6856	7.25	2343	15.72	1817	23.60
6.LABORERS,INCL. FARM	1694	1.50	1202	1.27	470	3.15	336	4.36
7.SERVICE WORKERS	12516	11.11	8572	9.07	3414	22.90	1697	22.05
LABORFORCE PARTICIPATION								
MALES 16+ - TOTAL	82418	100.00	68879	100.00	10893	100.00	6885	100.00
IN CIVILIAN LABORFORCE	63501	77.04	53226	77.27	8274	75.95	4942	71.77
UNEMPLOYED, % OF CIV. LF	3240	5.10	2611	4.90	530	6.40	370	7.48
FEMALES 16+ - TOTAL	92878	100.00	78471	100.00	12075	100.00	7705	100.00
IN CIVILIAN LABORFORCE	49134	52.90	41229	52.54	6630	54.90	2754	35.74
UNEMPLOYED, % OF CIV. LF	2526	5.14	2050	4.97	413	6.22	237	8.60

** NOTE: THE FIGURES FOR THE PUERTO RICAN POPULATION ARE NOT ADDITIVE; THEY MAY BE INCLUDED IN BOTH THE WHITE AND NEGRO FIGURES.

E-1315

SOCIO-ECONOMIC PROFILE DESCRIPTION 6.3

1970 Census – Fourth Count

The data in this profile is taken from the Fourth Count of the 1970 Census. This data is derived from questionnaires sent to 20% of the households and of persons not living in households in the United States. Weights were then applied to the sample data by the Bureau of the Census so that the distribution of characteristics is shown for the entire population of each census tract.

Split Tracts

Aggregating data from census tracts to CPD's sometimes involves splitting a tract into two or more of the larger areas. When data is aggregated to CPD's the blocks in the split tracts have been analyzed in order to allocate the appropriate number of persons and housing units to the correct CPD.

DEFINITIONS

1. *Population groups:* The information in this profile is shown for four population groups: total, white, Negro, and Puerto Rican. The census has three major racial classifications: white, Negro, and other non-white. The Puerto Rican population is classified as an ethnic group, not as a racial group. This means that the figures for the Puerto Rican population are not mutually exclusive from the figures for the Negro and white populations. You cannot add up the figures for each of the white, Negro, and Puerto Rican columns on this profile and get the total population. Persons of Puerto Rican birth or parentage are shown twice on this profile: as a whole group in the Puerto Rican column, and then in both the white and Negro columns, (depending on how individuals classified themselves racially on the census questionnaire). Other non-white individuals may be calculated by summing the Negro and white numbers and subtracting this figure from the total population.

Education

2. *Total Persons 18 years and over:* This is the base population for which data on educational attainment is shown, including those still in school at the time of the census.

3. *Total 18+ with 4 years of high school:* This shows all persons 18 years of age and over with *at least* four years of high school. It also includes persons with education beyond 4 years of high school, e.g., with some college or special training. This figure is one indication of the educational attainment of an area.

4, 5. *Persons 18-24 with 4 years high school:* This shows the number of persons aged 18 through 24 with the percentage this represents of the total number of persons 18 through 24.

6, 7. *Persons 25+ with 4 years of high school:* This is the number of persons 25 years and over who have completed at least 4 years of high school. The next line shows the percentage this represents of all persons 25 years and over.

Income

The census reports gross income for all persons 14 years of age and over. Total income is the sum of the dollar amount of money respondents reported receiving as wages or salary income, net non-farm and farm self-employment income, and other income, such as from Social Security or railroad retirement, from public assistance or welfare, and from all other sources (interest, dividends, pensions, etc.). In statistics on family income, the combined incomes of all members of each family are treated as single amounts. For unrelated individual income, the classification is by the amount of their own (individual) total income.

8. *Total Families:* The base population for calculating median family income. The census defines a family as two or more persons living in the same household who are related by blood, marriage, or adoption.

9. *Median Family income:* The median income for families is that income level received by the family in the exact middle of the range of incomes received by the families in the area under consideration. (It is the midpoint, not an average.) This figure can be compared across geographic areas as an indicator of the socio-economic characteristics of different areas.

10. *Families with income below federal poverty level:* The number of families with income in 1969 below the poverty level is another indicator of the socio-economic characteristics of an area. The federal poverty level is a nationwide scale of income levels depending on the location (farm/non-farm), family type (male/female head), age of head, and number of children. For a non-farm family of four with two children, the poverty level in 1969 was approximately $3,700.

11. *Families with incomes over $15,000:* This is the number of families with income in 1969 over $15,000.

12. *Total Unrelated Individuals 14+:* The base population for calculating income data for unrelated individuals. Unrelated individuals are persons not living with relatives, but living in a household entirely alone or with one or more unrelated persons. Income data are calculated only for unrelated individuals 14 years old and over.

13. *Median income of Unrelated Individuals:* The median income of unrelated individuals is usually

7/1973

E-1316

14. *Unrelated Individuals with incomes below federal poverty level:* This shows the number of unrelated individuals with incomes below the federal poverty level in 1969, which was then approximately $1900 for an unrelated individual under 65 years of age. (See #10 above for explanation of the poverty level.)

Labor Force Characteristics (16+)

The following indicators are calculated on the basis of population aged 16 years and over.

15. *Total Civilian Labor Force:* This is the number of persons 16 years and over in the civilian labor force. This figure excludes persons in the armed forces and inmates of institutions. Persons were considered to be in the labor force if they had been "employed" or "unemployed" during the week the census was taken. Persons were classified as "employed" if they were either "at work" – i.e., worked for pay or worked without pay for 15 hours or more, or "had a job but were not at work" – i.e., were temporarily absent. Persons were classified as "unemployed" if they had been "looking for work" within the 30 days prior to the taking of the census.

16. *Occupation of Employed Persons:* Only the occupations of employed persons are shown on this profile, and each of seven major occupational groups is expressed as a percentage of the total civilian labor force.

17. *Professional, Managerial, Technical:* Includes engineers, physicians, dentists, medical and other health workers, public school teachers, technicians, managers, administrators, retailers, manufacturers, and farmers and farm managers.

18. *Sales:* Includes sales personnel in retail, manufacturing, and other industries.

19. *Clerical:* Includes bookkeepers, secretaries, stenographers, typists, and other clerical workers.

20. *Craftsmen:* Includes auto mechanics and body repairmen, other mechanics and repairmen, machinist, other metal craftsmen, carpenters, construction craftsmen, etc.

21. *Operatives:* Includes workers in factories and industry, truck drivers and other transport workers.

22. *Laborers, Including Farm:* Includes freight, stock and material handlers, farm laborers, unpaid family workers, etc.

23. *Service Workers:* Includes janitors, security watchmen, waiters, waitresses, servants, domestics, etc.

Labor Force Participation

A labor force participation rate relates the actual number of persons in an area who are in the civilian labor force (i.e., both employed and unemployed persons), to the number of persons who potentially might work, i.e., all persons 16 years old and over except inmates of institutions and members of the armed forces. (This definition differs slightly from that used by the census. The census definition is the total number of persons 16 and over divided by the civilian labor force. The definition used here is that of the U.S. Bureau of Labor Statistics.)

The labor force participation rates for men and women are shown on lines 25 and 28 of the profiles. They are shown separately because there are usually considerable variations between the rates for males and females which would be distorted by adding them together. Labor force participation rates roughly measure the relative economic strength of areas: the higher the rate the greater the number of persons in the labor force compared to the potential number who could be working. The mirror image is a measure of underemployment.

24. *Males 16+ – total:* This is the base figure for calculating the labor force participation rate. It includes all males 16 and over except those in the armed forces or inmates of institutions at the time of the census.

25. *In Civilian labor force:* This is the number of males 16 and over in the civilian labor force. The percentage shown is the labor force participation rate: the number of males in the civilian labor force divided by the number of males 16 and over (except those in the armed forces or inmates of institutions).

26. *Unemployed, % of Civilian labor force:* This shows the number of males 16 and over in the labor force who were "unemployed" at the time of the census (see #15 above for definition of "unemployed"). The percentage shown is the unemployment rate: the number of employed males divided by the number of males in the civilian labor force. The unemployment rate does not take into account persons not in the labor force, such as students, retired persons, and persons who had not looked for work during the 4 weeks preceding the census.

27. *Females 16+ – total:* This is the base figure for calculating the labor force participating rate. It excludes females who were in the armed forces or inmates of institutions at the time of the census.

28. *In Civilian labor force:* This is the number of females 16 and over in the civilian labor force. The percentage is the labor force participation rate: the number of women 16 and over in the labor force divided by the total number of women 16 and over (except those in the armed forces or inmates of institutions).

29. *Unemployed, % of Civilian labor force:* This shows the number of women 16 years and over who were unemployed (see #15 above for definition of "unemployed"). The percentage shown is the unemployment rate: the number of unemployed females divided by the number of females in the civilian labor force. The unemployment rate does not take into account persons not in the labor force, such as students, retired persons, and persons who had not looked for work within the 4 weeks preceding the census.

References:

1. 1970 Census Users' Guide Part. I. U.S. Department of Commerce. Bureau of the Census. U.S. GPO Washington, D.C. October, 1970.
2. "New Definitions for Employment and Unemployment," Reprinted from February 1967, *Employment and Earnings and Monthly Report on the Labor Force*. U.S. Dept. of Labor, Bureau

E-13M

COMMERCIAL STREETS

6.4

E-1318

TRADE ASSOCIATIONS

6.5

BOARDS OF TRADE - MERCHANTS ASSOCIATIONS

Manhattan Community Planning District 7

West Side Chamber of Commerce of the City of New York, Inc.
Murray Siegel, Executive Vice President
2112 Broadway, 10023 (595-3333)

350 members (2[illegible] businesses plus civic and community groups)
8% of businesses are members (intensively developed area) -
area bounded by 59th Street, 125th Street, Central Park West, and
the Hudson River.

E-1319

7

SOCIAL SERVICES

E-1320

DAY CARE CENTERS

7.2

E-1321

DAY CARE CENTERS

DIRECTORY OF DAY CARE CENTERS

Manhattan Community Planning District 7

Map Reference	Name and Address	Capacity Pre-School	Capacity After School
1	Bloomingdale Family Program (Head Start) 240 West 102 Street (663-4067)	80	
2	Children's Aid Society (Head Start) 885 Columbus Avenue (865-6337)	91	250
3	Goodard Riverside Community Center (Head Start) 114 West 91 Street (873-6600 ext. 20)	60	
4	West Side Community Nursery (Head Start) 169 West 87 Street (799-2440)	72	
5	Children's Store[illegible] Day Care Center 748 Columbus Avenue (666-1222)	30	
6	Children's Underground Day Care Center 264 West 87 Street (874-3307)	30	
7	Eisman Day Nursery 304-306 West 88 Street (873-0714)	115	
8	Goddard-Riverside Day Care Center 114 West 91 Street (873-6600)	84	
9	Grosvenor Day Care Center 176 West 105 Street (749-8500)	33	150
10	Lincoln Square Day Care Center 21[illegible] West 64 Street (581-6363/4)	200	150
11	Manhattan Valley Day Care Center 435 Central Park West (866-8760)	78	
12	Open Door Day Care Center 820 Columbus Avenue (749-5572)	94	

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Map Reference	Name and Address	Capacity Pre-School	Capacity After School
13	West 83 Pre-School Child Care Center 126 West 83 Street (877-7780)	55	
14	Puertorriquenos Hispanos Unidos Day Care Center 52 West 105 Street (866-7953)	45	
15	St. Matthew and St. Timothy Day Care Center 26 West 84 Street (724-0360)	35	
16	West 80th Street Day Care Center 223 West 80 Street (787-3415)	95	
17	West Side Alliance Community Day Care Center 129 West 79 Street (595-4968)	(Not Available)	

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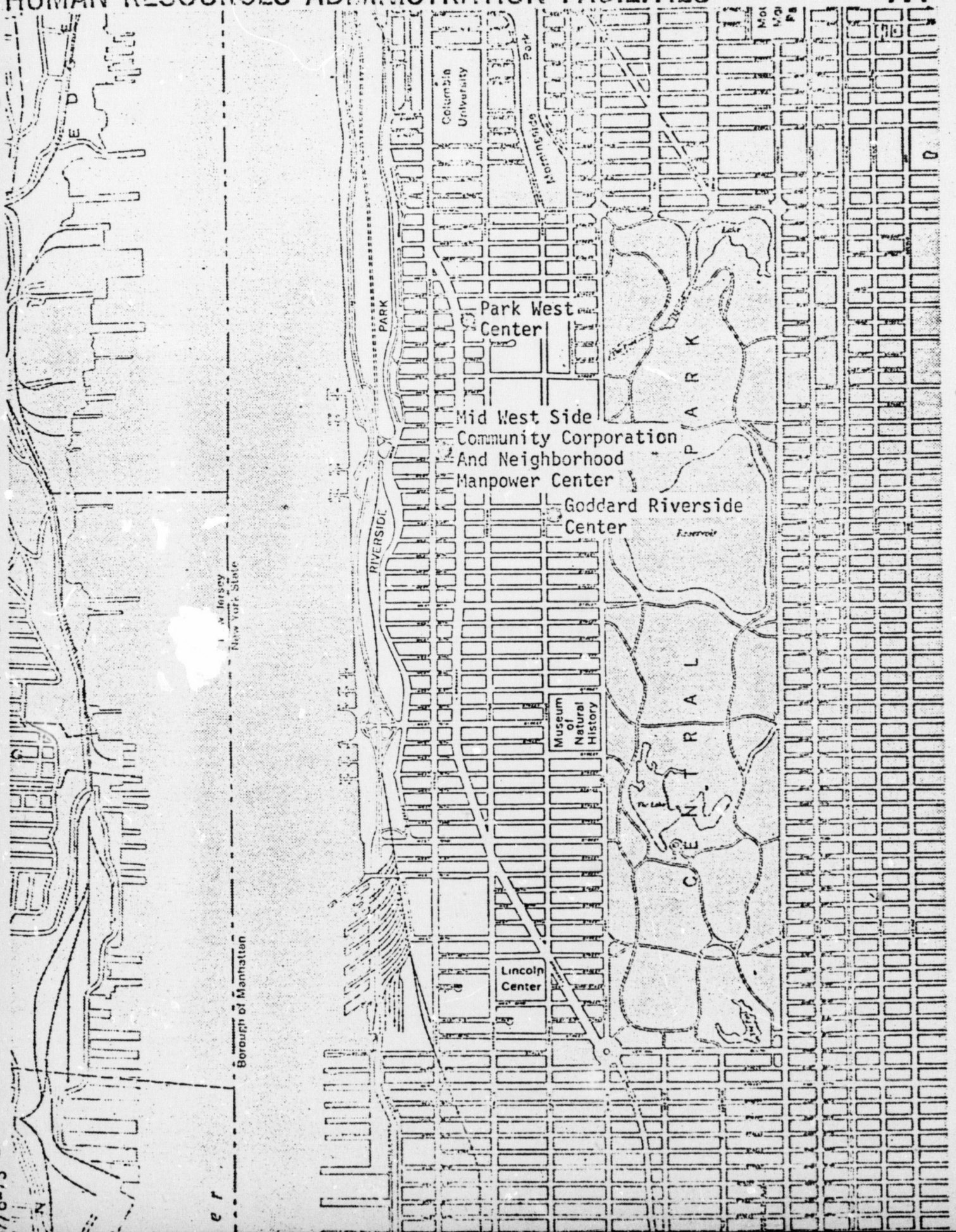
HUMAN RESOURCES ADMINISTRATION FACILITIES

7.4



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HUMAN RESOURCES ADMINISTRATION FACILITIES 7.5

HUMAN RESOURCES ADMINISTRATION FACILITIES

Manhattan Community Planning District 7

The following facilities are in Human Resource District 26, which encompasses Community Planning District 7.

Senior Centers

Senior Centers are operated by H.R.A.'s Department of Social Services. Each center is open to anyone 60 years of age or older, without fee. Major activities include: trips and tours; arts and crafts; dramatics; music and dancing; adult education; health services; and lunch and refreshments. The centers are open weekdays from 9 A.M. to 5 P.M.

1. Goddard-Riverside Center
   647 Columbus Avenue (874-4880)

Youth Development Centers

The following Youth Development Center is operated by H.R.A.'s Department of Social Services and offer a wide variety of services for youths, especially those requested by youth groups and community organizations.

2. Park West Center
   2700 Broadway (866-1300)

Manpower and Career Development

The following Neighborhood Manpower Service Center is operated by H.R.A.'s Manpower and Career Development Agency. Each center recruits people and refers them to job training, job counseling, and placement programs. The center is usually a storefront in 26 City neighborhoods where unemployment is high.

3. Middle West Side Neighborhood Manpower Service Center
   262 West 96th Street (866-8150)

The following Regional Manpower Center is operated by H.R.A.'s Department of employment. Eleven such centers each serving specific regions throughout the city provide education, counseling, institutional skills training, job placement, and follow-up services for enrollers, most of whom are referred to the Regional Manpower Centers from the Neighborhood Manpower Service Centers.

4. Region 5 (Lower and Middle West Side)
   226 West 26th Street (620-9406)
   (not on map)

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Community Development Agency

The following Community Corporations are operated by the H.R.A. Department of Community Development and the New York City Council Against Poverty. Each corporation provides the following services: youth development, housing services, adult education, High School Equivalency, job development, emergency food and shelter, daycare, credit unions and buying clubs, housing development assistance, and economic development.

5. Mid West Side Community Corporation
262 West 96th Street (866-8150)

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8

HEALTH & HOSPITALS

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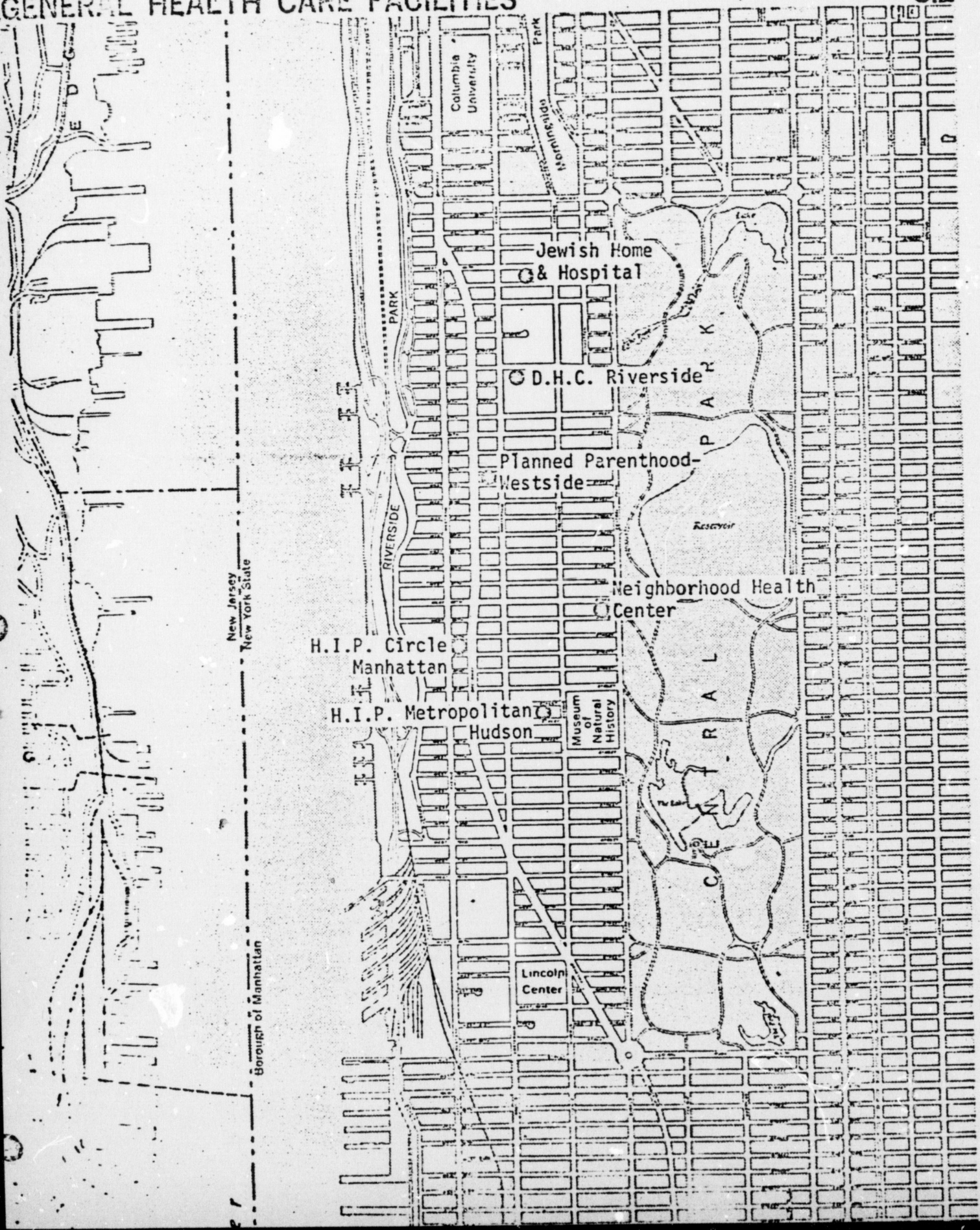
GENERAL HEALTH CARE FACILITIES

8.2



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GENERAL HEALTH CARE FACILITIES

GENERAL HEALTH CARE FACILITIES

Manhattan Community Planning District 7

	Emergency Room Visits, 1970	Out-Patient Department Visits, 1970	General Care Beds-1972
1. Jewish Home and Hospital 120 West 106th Street Manhattan 10025 (MO6-2000) Auspice: Voluntary Service: Special Hospital	0	0	0
2. DHC Riverside 160 West 100th Street Manhattan 10025 (866-2500) Auspice: New York City Department of Health Service: Out-patient care Special clinic: Venereal Disease	0	35,015	0
3. Neighborhood Health Center 160 West 100th Street Manhattan 10025 (866-7710) Auspice: St. Luke's Hospital Service: Comprehensive out-patient care	11,728	35,396	0
4. HIP Metropolitan Hudson 6 West 86th Street Manhattan 10024 (873-1040) Auspice: Membership or enrollment Service: Comprehensive out-patient care	0	40,125	0
5. HIP Circle Manhattan 123 West 79th Street Manhattan 10024 (787-0200) Auspice: Membership or enrollment Service: Comprehensive out-patient care	0	17,708	0
6. Planned Parenthood - West Side 2315 Broadway Manhattan 10024 (362-3646) Auspice: Voluntary Service: Family Planning	0	9,640	0

Source: Comprehensive Health Planning Agency

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NURSING SCHOOLS

8.3.a

NURSING SCHOOLS FOR THE BOROUGH OF MANHATTAN

1. City University of New York
   Hunter College - Bellevue School of Nursing
   695 Park Avenue
   New York, New York 10021 (686-6800)
   Degrees: Baccalaureate and Graduate

2. City University of New York
   Mount Sinai School of Nursing
   5 East 98th Street
   New York, New York 10029 (876-6273)
   Degree: Baccalaureate

3. Columbia University
   Department of Nursing, Faculty of Medicine
   622 West 168th Street
   New York, New York 10032 (579-3181)
   Degree: Baccalaureate and Graduate

4. Cornell University, New York Hospital
   School of Nursing
   1320 York Avenue
   New York, New York 10021 (879-9000 ext. 7434)
   Degree: Baccalaureate

5. New York University, Division of Nurse Education
   Washington Square
   New York, New York 10003 (598-3921)
   Degree: Baccalaureate and Graduate

6. Teacher's College, Columbia University
   Division of Nursing Education
   525 West 120th Street
   New York, New York 10027 (870-4200)
   Degree: Graduate

7. Pace University
   Pace Plaza
   New York, New York 10038 (285-3000)
   Degree: Associate in Applied Science

8. City University
   Borough of Manhattan Community College
   799 Seventh Avenue
   New York, New York 10019 (262-5377)
   Degree: Associate in Applied Science

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9. Beth Israel Medical Center
10 Nathan D. Perlman Place
New York, New York 10003 (673-3000)
Degree: Diploma - New York State

10. Harlem Hospital Center
506 Lenox Avenue
New York, New York 10037 (621-3317)
Degree: Diploma - New York State

11. Helene Fuld School of Registered Nursing
Hospital for Joint Diseases and Medical Center
1919 Madison Avenue
New York, New York 10035 (876-7000)
Degree: Diploma - New York State (admits licensed practical nurses only)

12. Hunter College - The Archer-Yanagisawa Nursing Program
440 East 26th Street
New York, New York 10021 (360-2382 or 686-6800)
Degree: Diploma - New York State (admits retired firemen and policemen only)

13. Lenox Hill Hospital
100 East 77th Street
New York, New York 10021 (879-8000)
Degree: Diploma (school is closing - not admitting new students)

14. Roosevelt Hospital
428 West 59th Street
New York, New York 10019 (554-7345)
Degree: Diploma - New York State

15. St. Clare's Hospital and Health Center
426 West 52nd Street
New York, New York 10019 (866-1500)
Degree: Diploma - New York State

16. St. Luke's Hospital Center
Amsterdam Avenue & 144th Street
New York, New York 10025 (870-6644)
Degree: Diploma - New York State (school closing - not admitting new students)

17. St. Vincent's Hospital
158 West Twelfth Street
New York, New York 10011 (620-1536)
Degree: Diploma - New York State

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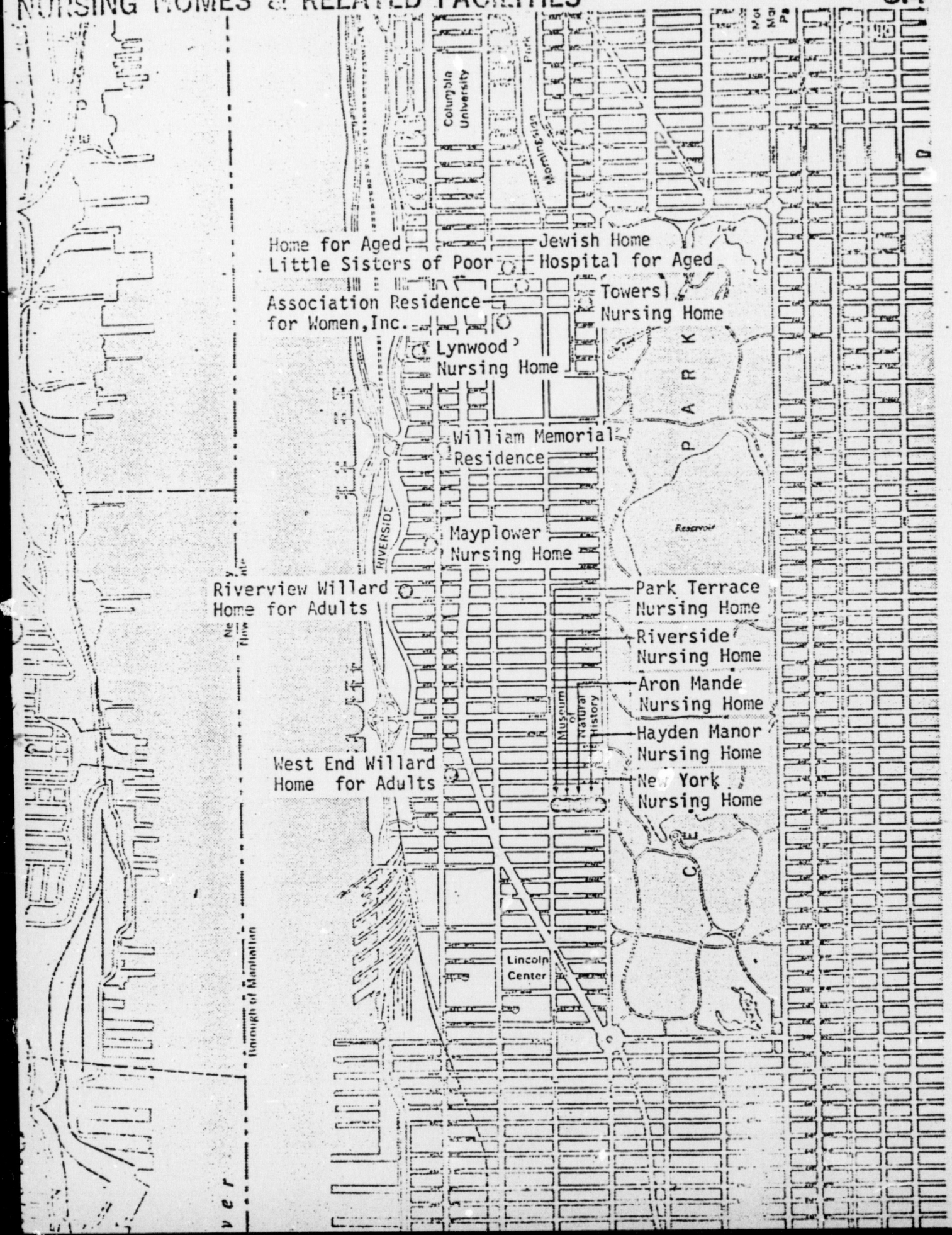
NURSING HOMES & RELATED FACILITIES

8.4



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NURSING HOMES & RELATED FACILITIES

8.5

NURSING HOMES AND RELATED FACILITIES

Manhattan Community Planning District 7

	Nursing Beds	Health Related Beds
1. Towers Nursing Home 2 West 106th Street Manhattan 10025 (UN5-8800) Auspice: Proprietary Service: Nursing Home	347	0
2. Hayden Manor Nursing Home 34 West 74th Street Manhattan 10023 (SU7-3060) Auspice: Proprietary Service: Nursing Home	119	0
3. Mayflower Nursing Home 601 West End Avenue Manhattan 10024 (873-8030) Auspice: Proprietary Service: Nursing Home	260	0
4. Lynwood Nursing Home 306 West 102nd Street Manhattan 10023 (864-7617) Auspice: Proprietary Service: Nursing Home	67	0
5. New York Nursing Home 30 West 74th Street Manhattan 10023 (SU7-6630) Auspice: Proprietary Service: Nursing Home	120	0
6. Association Residence for Women, Inc. 891 Amsterdam Avenue Manhattan 10025 (UN5-6500) Auspice: Voluntary Service: Nursing Home - Health-Related Facility	27	95
7. Aron Manor Nursing Home 44 West 74th Street Manhattan 10023 (EN2-3826) Auspice: Proprietary Service: Nursing Home	105	0

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	Nursing Beds	Health Related Beds
8. Jewish Home/Hospital for Aged 120 West 106th Street Manhattan 10023 (MO6-2000) Auspice: Voluntary Service: Nursing Home/Hospital	476	38
9. Park Terrace Nursing Home 52 West 74th Street Manhattan 10023 (SU7-5540) Auspice: Proprietary Service: Nursing Home	83	0
10. Riverside Nursing Home 46 West 74th Street Manhattan 10023 (SU7-6300) Auspice: Proprietary Service: Nursing Home	50	0

	Domiciliary Beds
11. Home for the Aged / Little Sisters of Poo 135 West 106th Street Manhattan 10023 (866-7420) Auspice: Voluntary Service: Home for Aged	137
12. Riverview Willard Home for Adults 309 West 86th Street Manhattan 10024 (873-1133) Auspice: Proprietary Service: Senior Citizens Home	150
13. West End Willard Home for Adults 330 West End Avenue Manhattan 10023 (362-6900) Auspice: Proprietary Service: Home for Aged	94
14. Salvation Army Williams Memorial Residence 720 West End Avenue Manhattan 10023 (749-3300) Auspice: Voluntary Service: Domiciliary care facility	492

Source: Comprehensive Health Planning Agency
Health and Hospital Planning Council

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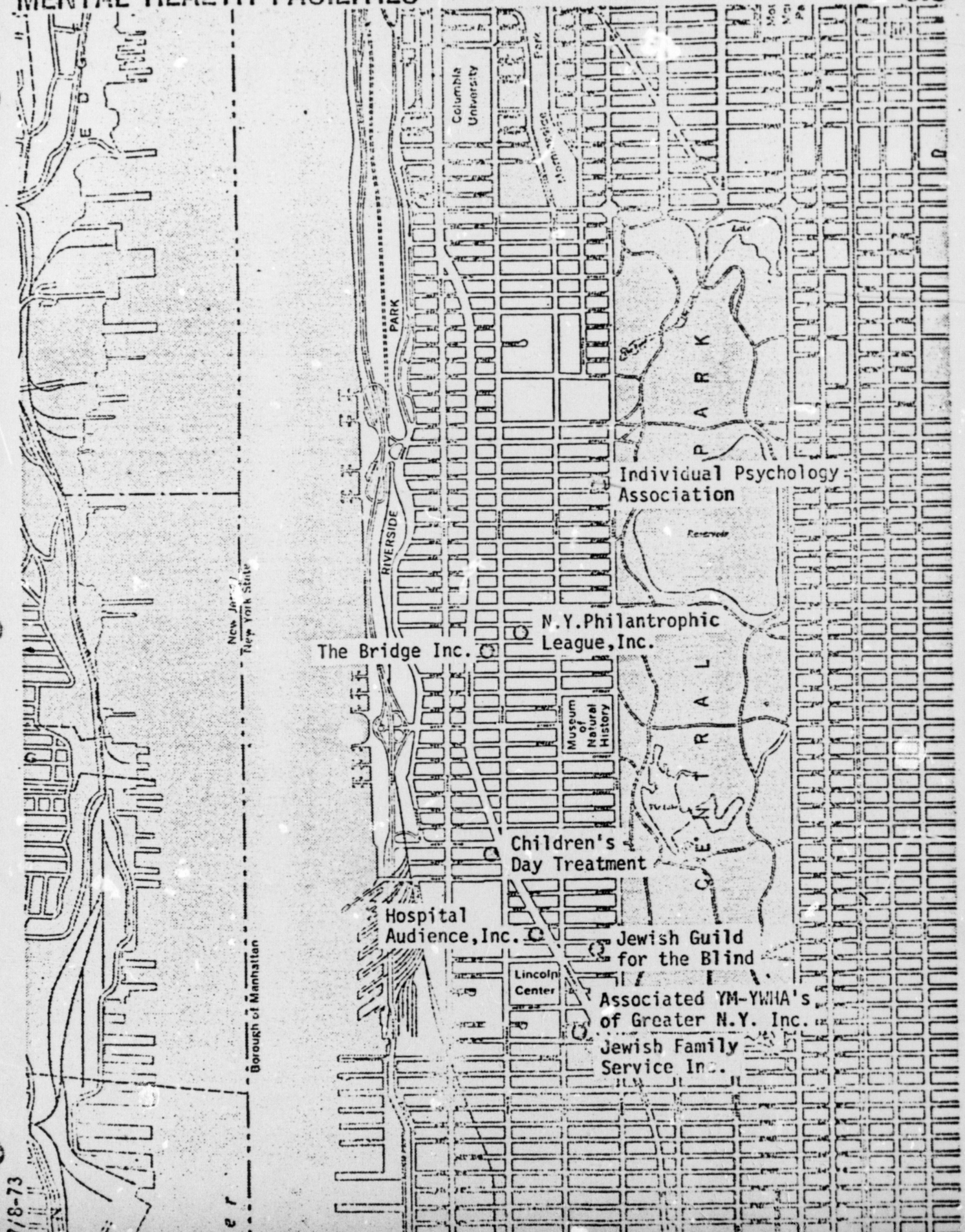
MENTAL HEALTH FACILITIES

8.6



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MENTAL HEALTH

E.7

MENTAL HEALTH FACILITIES*

Manhattan Community Planning District 7

		Total Professional Hours**
1.	Associated YM-YWHAS of Greater N.Y., Inc. 33 West 60th Street Manhattan 10023 (PL7-0920) Auspice: Voluntary Service: N.A.	N.A.
2.	Jewish Family Service, Inc. 33 West 60th Street Manhattan 10023 (JU6-2900) Auspice: Private Service: Outpatient mental health clinic, crisis intervention, consultation & education	20,752
3.	Jewish Guild for the Blind 15 West 65th Street Manhattan 10023 (595-2000) Auspice: Private Service: Special education & day treatment, sheltered work shop	16,547
4.	Hospital Audience, Inc. 1974 Broadway Manhattan 10023 (595-6600) Auspice: Private Service: Consultation and programs of cultural enrichment to patients in Mental Health Facilities	10,683
5.	Children's Day Treatment 255 West 71st Street Manhattan 10023 (873-2280) Auspice: Private Service: Educational Rehabilitation	9,520
6.	The Bridge, Inc. 231 West 83rd Street Manhattan 10024 (799-0540) Auspice: Private Service: Social Rehabilitation	10,466

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		Total Professional Hours**
7.	New York Philanthropic League, Inc. 150 West 85th Street Manhattan 10024 (873-4581) Auspice: N.A. Service: N.A.	N.A.
8.	Individual Psychology Association of N.Y. 333 Central Park West Manhattan 10025 (MO3-7980) Auspice: Private Service: Outpatient, social/vocational rehabilitation, education therapy	9,442

Source: New York City Department of Mental Health & Mental Retardation Services

* The facilities listed are under contract with the N.Y.C. Department of Mental Health and Mental Retardation Services.

** Figures as of 1974

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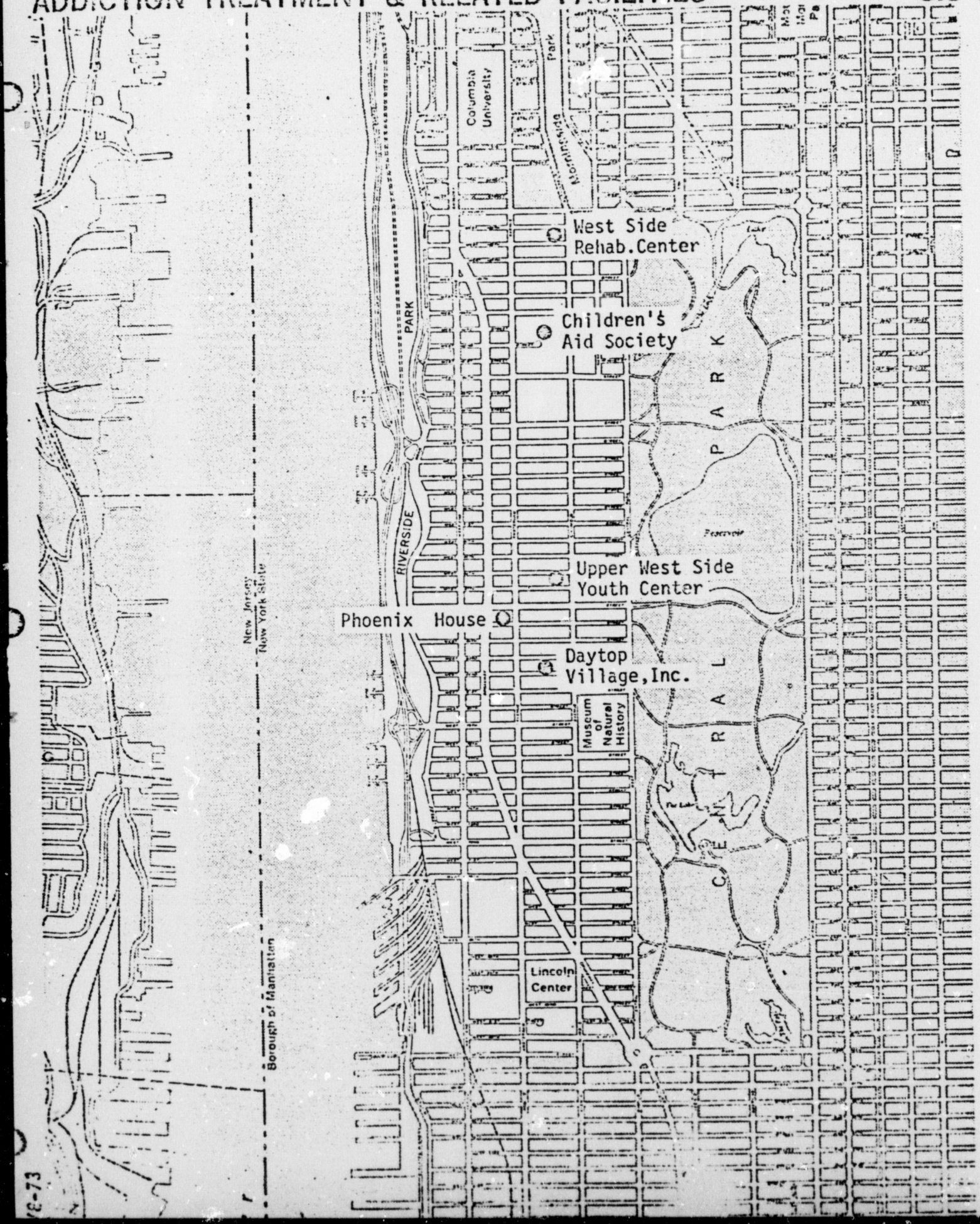
ADDICTION TREATMENT & RELATED FACILITIES

8.8



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9

POLICE & FIRE DEPARTMENTS

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FIRE COMPANIES

9.2

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DIRECTORY OF FIRE HOUSES

Manhattan Community Planning District 7

Company	Address	Date Built
Engine 40 Ladder 35	131-133 Amsterdam Avenue	1961
Engine 74	120 West 83rd Street	1888
Engine 76 Ladder 22	145 West 100th Street	1960
Ladder 25	205 West 77th Street	1901

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DIRECTORY OF LIBRARIES

Manhattan Community Planning District 7

	Capacity of Meeting Rooms	Adult Collection*	Juvenile Collection*
Library and Museum of the Performing Arts (Lincoln Center) 111 Amsterdam Avenue 799-2200 Lease Expires: Building Owned	212 (Auditorium)	112,754	13,994
Riverside Branch 190 Amsterdam Avenue 877-9186 Lease Expires: Building Owned	50	23,524	9,973
St. Agnes Branch 444 Amsterdam Avenue 877-4380 Lease Expires: Building Owned	60	16,330	13,349
Bloomingdale Branch 150 West 100 Street 222-8030 Lease Expires: Building Owned	100	39,420	17,566

* Figures for July 1972 through June 1973

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ENVIRONMENTAL PROTECTION

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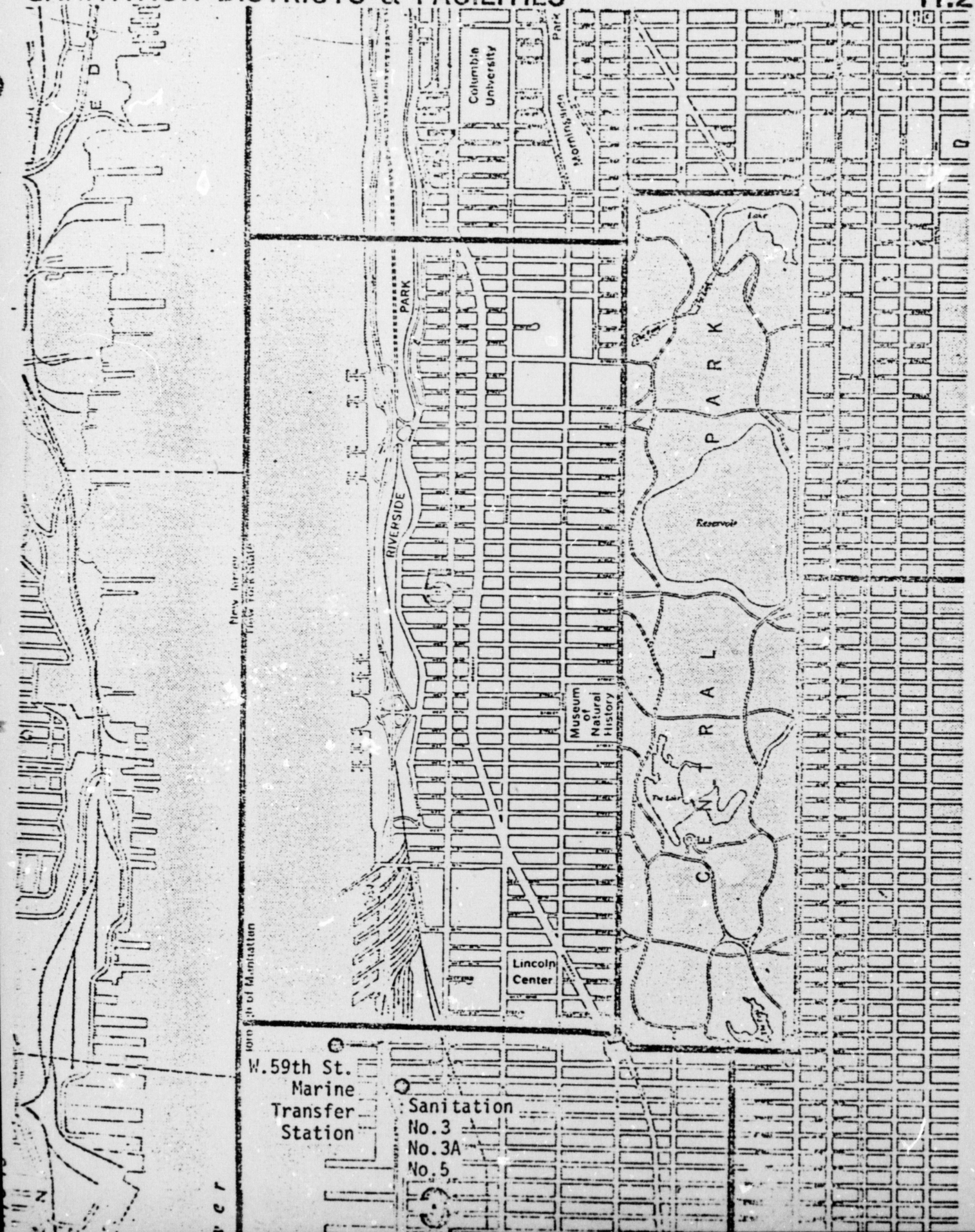
SANITATION DISTRICTS & FACILITIES

11.2



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DIRECTORY OF ENVIRONMENTAL FACILITIES

Manhattan Community Planning District 7

Sanitation Garage No. 3 - refuse collection trucks
650 West 57th Street
New York (265-3754)

Sanitation Garage No. 3A - mechanical sweepers
650 West 57th Street
New York (581-2766)

Sanitation Garage No. 5
650 West 57th Street
New York (246-2988)

Sanitation Garage No.7
125 East 149th Street
Bronx (292-7531)

New York City Marine Transfer Station
West 59th Street
West 59th Street & North River Pier 99
New York (247-4118)

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SANITATION DATA

TOTAL REFUSE COLLECTION*

Manhattan Community Planning District 7
For Fiscal Years July 1968 to June 1969
and July 1971 to June 1972

Sanitation Districts	Tons		Man Days	
	68-69	71-72	68-69	71-72
3	45,000	45,000	14,400	17,700
5	82,000	89,000	24,200	25,800
7	74,000	73,000	22,100	22,200

STREET CLEANING BY DISTRICT*

Sanitation Districts	Curb Miles		Curb Miles Swept		Mechanical Broom Tons		Man Days	
	68-69	71-72	68-69	71-72	68-69	71-72	68-69	71-72
3	125	125	39,700	49,200	10,600	12,100	10,900	14,800
5	90	107	20,300	20,400	4,500	6,100	6,200	5,600
7	91	101	17,400	17,100	3,900	4,800	6,500	6,400

*Note: Difference in ratio of tons to man days is due to density of population, type of housing and other factors.

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TRAFFIC & TRANSPORTATION

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12.2

SUBWAYS

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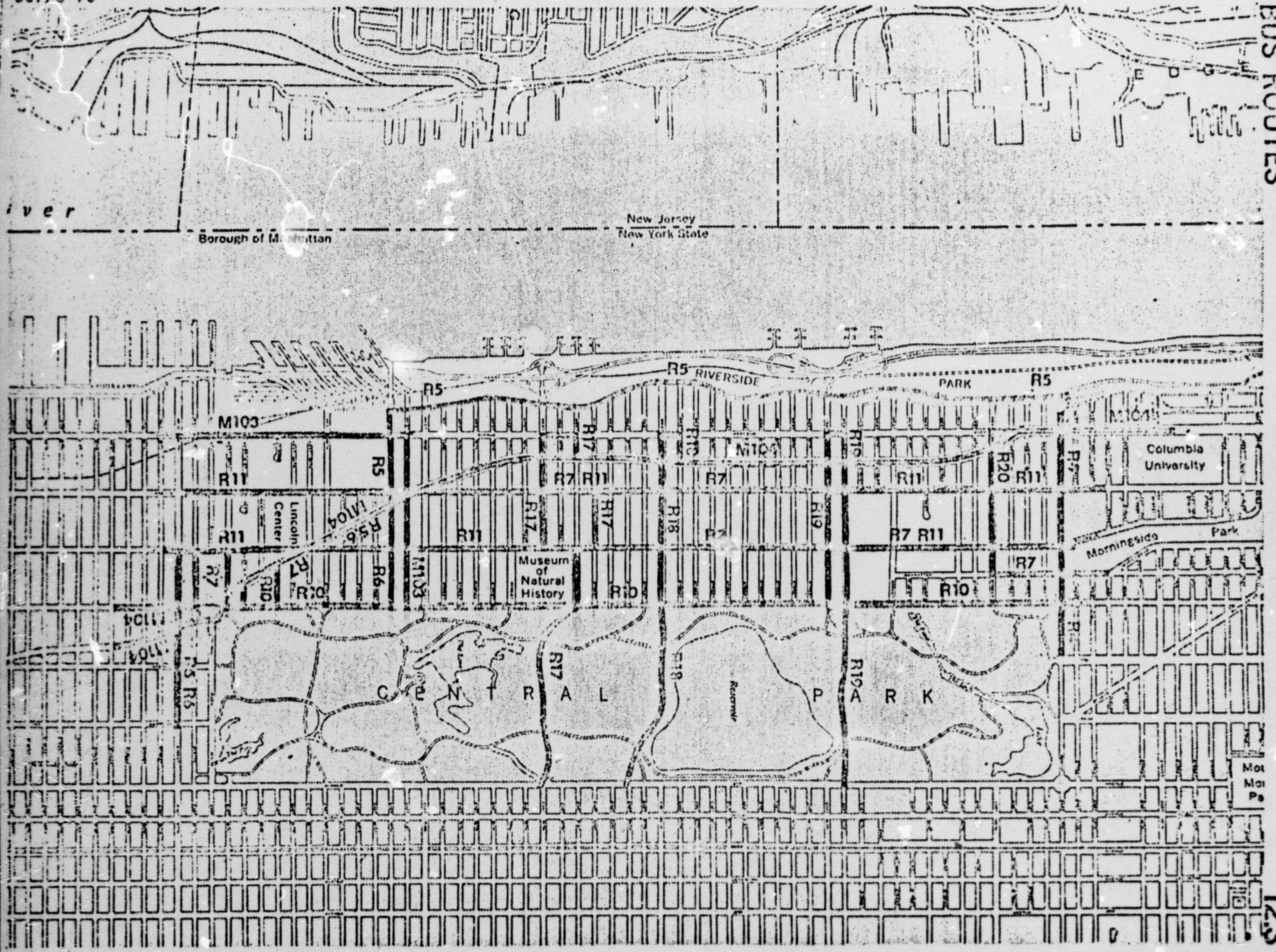

BUS ROUTES

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ZONING

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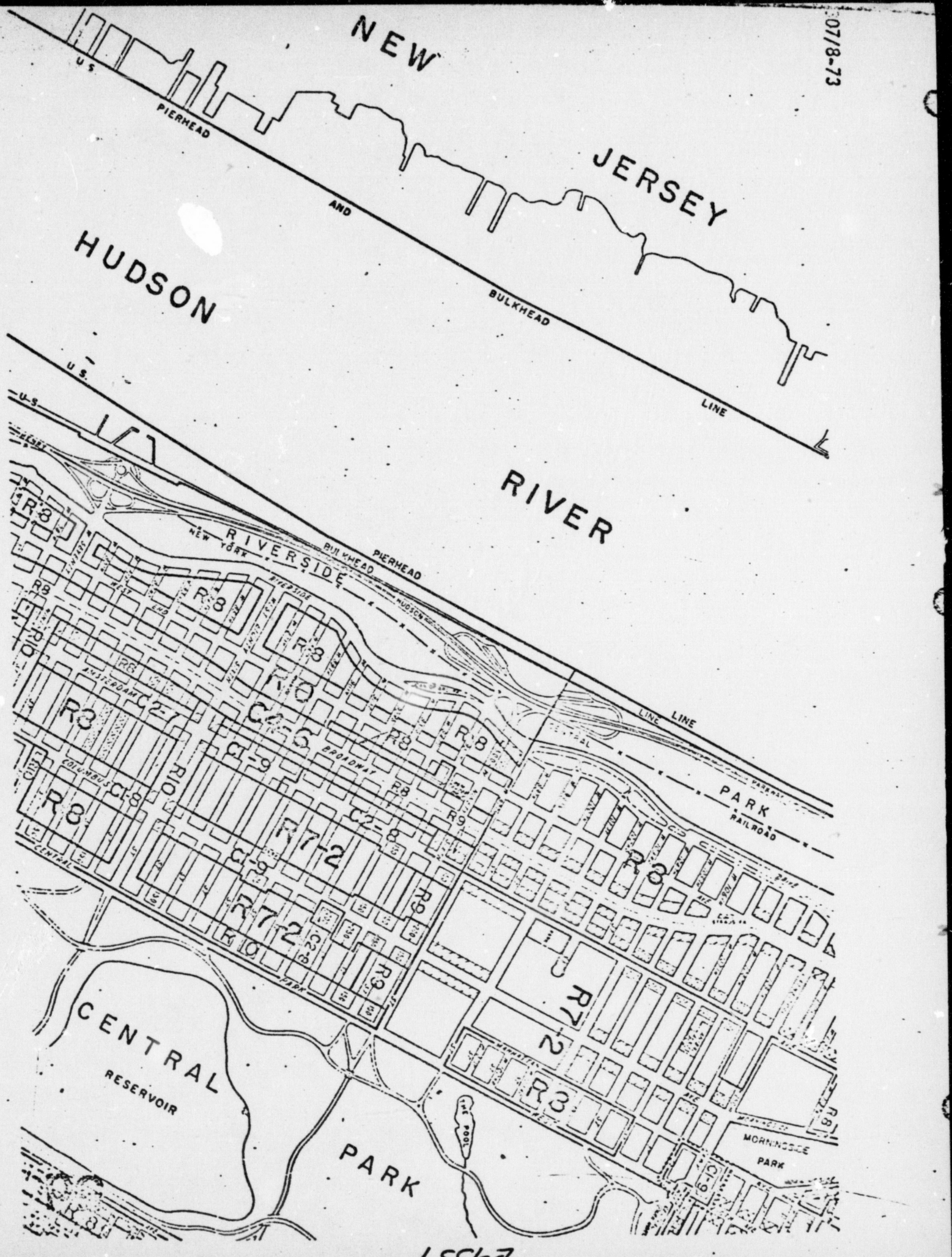
ZONING MAP INDEX

13.3


NEW
JERSEY
HUDSON
RIVER
U.S.
PIERHEAD
AND
BULKHEAD
LINE
RIVERSIDE
PARK
CENTRAL
RESERVOIR
PARK
MORNINGSIDE
PARK
POOL
LINE
LINE
R8
R9
R10
R7-2
R3
C2-5
C2-7
C2-8
C1-8
C1-9
C1-5
BROADWAY
AMSTERDAM
COLUMBUS
RAILROAD
CENTRAL

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LAND USE

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BASE MAPS

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ADDITIONAL INFORMATION

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John E. Zuccotti, Director of Planning
Victor Marrero, Executive Director
Stanley Newman, Director of Comprehensive Planning

Community Planning Handbooks

Philip B. Wallick, Director

Publication Coordinator: Fred Hartman
Graphic Production: Sol Mann
Cartography: Barbara Bartlett, Stan Shabronsky
Graphic Design: Phil Sacks

Research Coordinators: Beth Lebowitz, Roy Pingel
Researchers: Jeff Bass, Joseph DiSalvo, Dede Feldman, Jeryl Lederman, Jeff Mehler, Thomas G. Nichols, Nanette Rokaw, Yvette Shiffman, Norma Tan, Monica von Halle, John Wang, Larry Weiner, John Williams
Borough Liaison: Janet Stabile
Manuscript Services: Laura Menahen
Editorial Assistant: Phyllis Prawzinsky
Mapping: Zigmund Apel, James Barbero, Michael Barry, James Belena, Frances Jackson, Leo Lawrence, Nick Palazzo, Al Perri, William Sealy, Norman Shilepsky, Vitaly Sorokin
Production Coordinator: Phil Lam
Printing: Tom Coates, Celestino Ramos, John Yip
Collating: Santiago Estrella Jr., Benjamin Hill, Michael Lewis, Joseph Ottle, Harrison Young, Marlene Boccaco, Wayne La Moon, Wendy Miao, Frances Chu
Mailing and Distribution Planning: Debbie Harrell, Judy Steinsapir
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NOTE: USE 3-RING BINDER

The pages of this book will fit a standard 3-ring binder which may be purchased at stationery and book stores.

To transfer pages, remove the screws and insert pages into opened rings in the binder.

Use of a 3-ring binder will increase the convenience of the Handbook, and will facilitate inclusion of up-dated material when available.

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DEFENDANTS EXHIBIT AJ - id POLICE CRIME STATISTICS

DEFENDANT'S
EXHIBIT
U.S. DIST. COURT
S.D. OF N.Y.
MAY 16

AJ

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24 PRECINCT

	1960	1966	1970	1971	1972	1973
MURDER	22	21	18	19	44	23
Rape	57	43	38	43	78	76
Robbery	256	541	2104	3109	2259	1630
Fel. Asslt.	580	726	372	386	429	532
Burglary	1000	2982	3831	4041	3548	2501
Fel. Larc.	1772	1963	1456	1687	1033	1055
Fel. Larc. Auto	347	473	312	1012	693	720
Total Felonies	4283	7187	9645	11140	8829	7512

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AK

DEFENDANTS EXHIBIT AK - id CRIME COMPARISON REPORT

CRIME COMPARISON REPORT

DECEMBER 1973

CLASSIFICATION OF CRIME CODE	TOTAL OF REP COMPLAINTS CUR. YR.	TOTAL OF REP COMPLAINTS PRV. YR.	% CHANGE	TOTAL NUMBER OF ARRESTS CUR. YR.	TOTAL NUMBER OF ARRESTS PRV. YR.	% CHANGE		TOTAL CASES CLEARED CUR. YR.	TOTAL CASES CLEARED PRV. YR.	PERCENTAGE CLEARED CUR. YR.	PERCENTAGE CLEARED PRV. YR.
[illegible]	1	3	[illegible]		4	[illegible]	CURR.		0		[illegible]
[illegible]	23	44	47.7-	23	5	[illegible]	Y.T.D.	17	3	73.9	45.5
[illegible]	9	[illegible]	[illegible]	3			CURR.	2	[illegible]	[illegible]	33.3
	76	7[illegible]	1.6-	3	37	45.9-	Y.T.D.	24	[illegible]	[illegible]	37.5
[illegible]	153	145	5.5	29	20	11.5	CURR.	18	22	[illegible]	55.0
	168	225	27.8-	364	537	32.2-	Y.T.D.	339	63[illegible]	[illegible]	28.[illegible]
FELONIOUS	33	37	[illegible]	24	24		CURR.	17	17	51.5	45.9
	532	429	[illegible]	277	266	[illegible]	Y.T.D.	253	[illegible]	[illegible]	48.[illegible]
[illegible]	228	25[illegible]	8.8-	13	11	18.2	CURR.	14	8	6.1	3.[illegible]
	25[illegible]	354[illegible]	29.5-	2[illegible]	26[illegible]	23.[illegible]-	Y.T.D.	20[illegible]	23[illegible]	8.[illegible]	6.[illegible]
[illegible] LARCENY	98	70	36.7	9	[illegible]	[illegible]	CURR.	9	[illegible]	9.9	3.[illegible]
	[illegible]55	[illegible]33	[illegible]	[illegible]66	86	22.7	Y.T.D.	12[illegible]	[illegible]3	[illegible].5	[illegible]
[illegible] LARCENY	36	52	[illegible].8-	7	[illegible]3	36.4-	CURR.	2	[illegible]	5.6	[illegible]
[illegible] VEHICLE	72[illegible]	69[illegible]	3.9	262	147	[illegible].9	Y.T.D.	[illegible]5	6	[illegible]	9.[illegible]
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	544	27[illegible]	45.8	22[illegible]	[illegible]5	22.[illegible]-	Y.T.D.	[illegible]49	[illegible]9	27.4	51.[illegible]
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	48[illegible]	37[illegible]	[illegible].2	377	[illegible]4	[illegible].9	Y.T.D.	292	23[illegible]	[illegible]7.7	[illegible]2.[illegible]
[illegible] FELONIES	[illegible]9	633	[illegible].8-	[illegible]2[illegible]	155	[illegible].4-	CURR.	84	[illegible]9	[illegible].8	25.[illegible]
	[illegible]5[illegible]2	[illegible]8[illegible]8	[illegible].9-	[illegible]767	[illegible]-33	[illegible].-	Y.T.D.	[illegible]475	[illegible]7[illegible]	[illegible].6	[illegible].9
[illegible] [illegible]	[illegible]2	[illegible]4	[illegible].5-	[illegible]4	[illegible]4	[illegible]-	CURR.	[illegible]2[illegible]	25	[illegible].9	[illegible].[illegible]
	29[illegible]	[illegible]33	[illegible].5-	[illegible]4[illegible]	[illegible]48	[illegible].-	Y.T.D.	27[illegible]	[illegible]9	[illegible].3	[illegible]2.[illegible]
[illegible] [illegible]	34[illegible]	379	9.[illegible]-	[illegible]84	99	[illegible].2-	CURR.	[illegible]19	[illegible]2[illegible]	[illegible].[illegible]	[illegible]3.[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TOTAL FELONIES	353	431	18.0-	91	139	29.5-	CURR.	129	151	14.6-	2[illegible]
[illegible]	5163	4[illegible]	5.2	2727	2545	7.1	Y.T.D.	2[illegible]	1[illegible]	[illegible]	[illegible]
TOTAL MISDEMEANORS	466	77	81.8	79	44	79.5	CURR.	205	61	9.8	78.2
[illegible]	1475	1163	44.8	1203	837	43.7	Y.T.D.	1465	94[illegible]	37.6	3[illegible]
TOTAL OFFENSES	1[illegible]7	1[illegible]2	3.8-	290	2[illegible]6	6.5-	CURR.	3[illegible]4	3[illegible]	23.5	27.8
[illegible]	14[illegible]	14[illegible]	3.7-	4697	4[illegible]	8.4	Y.T.D.	5[illegible]	4[illegible]	35.[illegible]	2[illegible]

ARRESTS YEAR TO DATE BY AGE GROUP

	UNDER 16		16 THRU 19		20 THRU 23		24 AND OVER		TOTALS	
	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.
FELONIES	[illegible]3[illegible]	[illegible]	[illegible]34	354	330	432	9[illegible]0	[illegible]065	17[illegible]7	[illegible]3[illegible]
MISDEMEANORS	41	9[illegible]	246	195	3[illegible]5	337	[illegible]1[illegible]3	94[illegible]	[illegible]0[illegible]	1523
VIOLATIONS	2	2	21	25	3[illegible]	3[illegible]	177	159	23[illegible]	222
TOTAL	[illegible]86	23[illegible]	541	574	684	[illegible]15	2194	2168	36[illegible]5	3775

NUMBER OF ARRESTS BY THOSE RESIDING

WITHIN PRECINCT	[illegible]738	CURRENT YEAR	[illegible]862	PREVIOUS YEAR
OUT OF PRECINCT	[illegible]643	CURRENT YEAR	[illegible]697	PREVIOUS YEAR
OUT OF CITY	[illegible]	CURRENT YEAR	[illegible]	PREVIOUS YEAR

E-1370

E-1361

PCM-1003(18-67)

CRIME COMPARISON REPORT

824 PCT

DECEMBER 19..

CLASSIFICATION OF CRIME CODE	TOTAL OF NET COMPLAINTS CUR YR	TOTAL OF NET COMPLAINTS PRV. YR.	% CHANGE	TOTAL NUMBER OF ARRESTS CUR YR.	TOTAL NUMBER OF ARRESTS PRV YR	% CHANGE		TOTAL CASES CLEARED CUR YR	TOTAL CASES CLEARED PRV YR	PERCENTAGE CLEARED CUR YR.	PERCENTAGE CLEARED PR..
HOM. (MURDER AND NON-NEG. MANSL.	5	4	25.0	4	2	100.0	CURR	0	2	120.0	50.
	44	19	131.6	50	15	233.3	Y.T.D.	20	13	45.5	68.
FORCIBLE RAPE	3	3					CURR.	1		33.3	
	78	43	81.4	37	20	85.0	Y.T.D.	29	15	37.2	34.
ROBBERY	145	248	41.5-	26	42	38.1-	CURR.	22	22	15.2	8.
	2259	3109	27.3-	537	409	31.3	Y.T.D	638	1187	28.2	38.
FELONIOUS ASSAULT	37	43	14.0-	24	19	26.3	CURR	17	13	45.9	30.
	429	386	11.1	266	169	57.3	Y.T.D	208	150	48.5	38.
BURGLARY	250	303	17.5-	11	17	35.3-	CURR	8	11	3.2	3.
	3548	4041	12.2-	261	269	2.6-	Y.T.D.	238	1056	6.7	26.
GRAND LARCENY	78	109	28.4-	3	1	200.0	CURR.	3	32	3.8	29.
	1033	1687	38.8-	88	56	57.1	Y.T.D.	193	344	18.6	20.
GRAND LARCENY MOTOR VEHICLE	52	67	22.4-	11	6	83.3	CURR.	6	5	11.5	7.
	693	1012	31.5-	147	108	36.7	Y.T.D.	63	249	9.1	23.
NARCOTIC FELONY	31	28	10.7	15	30	50.0-	CURR.	10	19	32.3	67.
	373	556	32.9-	305	619	50.7-	Y.T.D.	192	383	51.5	68.
OTHER FELONIES	32	26	23.1	41	23	78.3	CURR	26	16	81.3	61.
	371	287	29.3	345	254	35.9	Y.T.D	230	177	62.0	61.
TOTAL FELONIES	633	831	23.8-	135	140	3.6-	CURR.	90	122	15.6	14.
	8828	11146	20.8-	2051	1915	6.1	Y.T.D.	1721	3567	19.5	32.
NARCOTIC MISD.	31	17	82.4	40	30	33.3	CURR.	25	17	80.6	100.
	333	293	13.7	481	452	6.4	Y.T.D.	309	272	92.8	92.
OTHER MISD. SUMMONSES INCL.	379	372	1.9	99	99		CURR.	126	99	33.2	26.
	4574	4891	6.5-	1064	1473	27.8-	Y.T.D.	1240	1385	27.1	25.

Urbana Processer, Glerup (Sweden), 1972, pp. 225-236.

TOTAL MISD.	410	389	5.4	139	129	7.8	CURR.	151	116	30.8	29.8
SUMMONSES INCL.	4907	5186	5.3-	1545	1925	19.7-	Y.T.D.	1543	1657	31.3	31.0
TOTAL VIOLATIONS	77	94	18.1-	44	81	45.7-	CURR.	61	80	79.2	85.1
SUMMONSES INCL.	1163	1107	5.1	837	1021	18.0-	Y.T.D.	949	961	81.6	86.8
TOTAL OFFENSES	1120	1314	14.8-	318	350	9.1-	CURR.	311	316	27.9	24.0
SUMMONSES INCL.	14898	17431	14.5-	4413	4861	9.2-	Y.T.D.	4219	6185	28.3	35.5

ARRESTS YEAR TO DATE BY AGE GROUP

	UNDER 16		16 THRU 19		20 THRU 23		24 AND OVER		TOTALS	
	CUR YR	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.
FELONIES	180	127	354	320	432	434	1065	1034	2031	1915
MISDEMEANORS	49	36	195	235	337	333	941	889	1522	1493
VIOLATIONS	2	3	25	35	36	45	159	315	222	398
TOTAL	231	166	574	590	805	812	2165	2238	3775	3806

NUMBER OF ARRESTS BY THOSE RESIDING

	CURRENT YEAR	PREVIOUS YEAR
WITHIN PRECINCT	1862	
OUT OF PRECINCT	1697	

Study Report No. 22, 1962, pp. 234-242.

E-1362

60M-1003118 (67)

CRIME COMPARISON REPORT

24 PCT DEC 1971

1971

CLASSIFICATION OF CRIME CODE	TOTAL OF NET COMPLAINTS CUR. YR.	TOTAL OF NET COMPLAINTS PRV. YR.	% CHANGE	TOTAL NUMBER OF ARRESTS CUR. YR.	TOTAL NUMBER OF ARRESTS PRV. YR.	% CHANGE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	19	18	5.6	15	11	36.4
[illegible]	3	5	40.0-		1	100.0-
	43	38	13.2	20	18	11.1
[illegible]	246	283	12.4-	42	14	200.0
	2199	2184	42.4	409	261	56.7
FELONIOUS ASSAULT	43	26	65.4	19	20	5.0-
	380	372	3.8	169	196	14.3-
[illegible]	303	350	13.4-	17	19	10.5-
	4041	3831	5.5	268	228	17.5
GRAND LARCENY	109	126	13.5-	1	6	83.3-
	1687	1456	15.9	96	78	23.1
GRAND LARCENY MOTOR VEHICLE	67	76	11.8-	4	2	100.0
	1012	812	24.6	106	90	17.8
NARCOTIC FELONY	28	56	50.0-	30	58	48.3-
	556	618	10.0-	619	773	19.9-
OTHER FELONIES	20	28	7.1-	23	25	8.0-
	287	316	9.2-	254	278	8.6-
TOTAL FELONIES	821	952	12.7-	149	148	0.7
	11140	9645	15.5	1711	1554	10.1
NARCOTIC MISD.	17	32	46.9-	30	41	26.8-
	293	434	32.5-	452	664	31.9-
OTHER MISD.	372	367	1.4	99	139	28.8-
	4721	5968	18.0-	1473	2177	32.4-

E-1373

TOTAL VIOL.	389 5184	399 5400	2.5- 19.0-	121 1925	180 3861	28.3- 50.1-
	94 1107	93 1222	1.1 9.4-	81 1021	72 1108	2.5 7.9-
	1314 17431	1444 17267	9.0- .9	350 4861	407 6900	14.0- 29.5-

	ARRESTS YEAR TO DATE					
	UNDER 16		16 THRU 19		20 THRU 23	
	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.	CUR. YR.	PRV. YR.
FELONIES	127	134	321	287	434	374
MISDEMEANORS	36	40	235	373	333	497
VIOLATIONS	3	3	35	33	45	47
TOTAL	166	177	591	693	812	922
WITHIN PRECINCT	NUMBER OF ARRESTS BY THOSE					
OUT OF PRECINCT						

*47. "The Negro Family: Reflections on the 'Moynihan Report' "

E-1363

5TH DIVISION
DECEMBER 1966

CRIME AND CLEARANCE RATE REPORT
TWO YEAR COMPARISON

MANHATTAN NORTH

CRIME CLASSIFICATION	24th Pct. THIS MONTH	24th Pct. YEAR TO DATE	24th Pct. PERC. CLEAR YR TO DATE	26th Pct. THIS MONTH	26th Pct. YEAR TO DATE	26th Pct. PERC. CLEAR YR TO DATE	30th Pct. THIS MONTH	30th Pct. YEAR TO DATE	30th Pct. PERC. CLEAR YR TO DATE	34th Pct. THIS MONTH	34th Pct. YEAR TO DATE	34th Pct. PERC. CLEAR YR TO DATE	5th Div. THIS MONTH	5th Div. YEAR TO DATE	5th Div. PERC. CLEAR YR TO DATE
MURDER & NONNEGL. MANSL. 01	1	21	85.7	1	13	91.3	3	14	50.0		5	40.0	5	53	73.6
	1	10	70.0	4	14	42.9	1	13	84.6		5	60.0	6	42	64.3
MANSL. 02 NEGL. 03		4	25.0					3	33.3		1 2	0.0 100.0		8 2	25.0 100.0
FORC. RAPE 04	4	43 32	46.5 71.9	4 6	29 26	41.4 57.7	7 3	58 35	57.7 72.7	2	14 13	28.6 38.5	11 13	138 104	48.6 64.4
ROB. BERY 05	54 14	544 205	25.0 51.2	47 17	601 261	18.3 40.6	167 17	1020 190	11.9 56.8	42 10	336 100	21.1 38.9	312 59	2480 936	17.4 48.4
FEL. ASS. 06	45 26	786 423	48.0 68.1	19 36	277 209	55.8 67.9	68 24	701 451	53.8 72.6	28 19	251 137	51.8 75.2	154 105	1955 1346	51.7 69.2
BURG. LARY 07	849 159	2092 1983	7.7 22.1	142 33	1207 394	11.6 30.8	218 93	2112 854	5.8 29.6	208 95	2120 783	5.6 31.5	891 405	8480 3060	7.3 27.6
GRAND 08 LARCENY 09	227 286	1588 1556	6.6 15.0	133 70	1047 697	13.2 22.1	107 96	957 761	8.9 20.4	70 61	705 655	8.7 11.7	512 450	4410 3779	8.5 17.1
GRAND 10 LARCENY MOTOR VEH. 10	48 26	478 279	14.6 19.7	31 13	399 281	11.8 33.1	34 45	490 371	10.8 27.8	28 16	343 273	9.9 29.4	139 105	1705 1303	11.9 33.7
OTHER FEL. 11	39 33	495 523	78.9 87.8	30 38	535 591	75.9 85.7	38 53	494 468	77.9 89.7	22 15	360 362	61.3 75.9	130 81	1511 1351	75.7 85.1
TOTAL FEL. 12	703 454	7197 4763	20.1 39.4	534 357	5198 3610	20.8 38.9	618 319	6386 3182	20.0 41.1	333 213	3054 2159	13.0 37.0	2121 1281	20810 11953	18.0 36.1
552 MISC 13	26 31	479 471	77.7 89.1	9 27	318 317	73.6 91.8	26 20	336 244	64.6 82.8	12 15	222 196	45.0 86.0	83 83	1317 1307	67.9 80.7
OTHER MISC 14	416 308	6894 4868	55.8 51.8	192 268	4516 4740	47.5 51.9	518 382	6189 5012	55.6 58.7	330 301	4413 3818	39.8 44.5	1594 1385	22402 17833	50.4 57.5
TOTAL MISC. 15	442 339	6773 4868	55.8 51.8	201 295	4733 4969	48.8 52.9	544 402	6525 5256	55.7 57.7	342 316	4635 4014	40.0 46.0	1677 1468	23709 19140	55.3 56.1
552 OFF. 16	2 3	41 41	73.2 97.6	1	5 5	100.0 80.0		12 11	108.3 81.8	2 3	38 30	100.0 91.9	4 7	81 96	87.7 93.8
OTHER OFF. 17	79 194	1476 2169	98.9 100.1	63 106	954 1602	98.4 100.1	22 24	538 655	98.7 99.7	29 57	686 793	99.3 99.1	196 311	3884 5218	98.3 99.9
TOTAL OFF. 18	81 197	1517 2210	98.1 100.1	64 107	959 1607	98.4 100.0	22 24	570 666	98.9 99.4	31 60	724 859	99.3 98.9	200 318	3965 5311	98.5 99.8
TOTAL CRIME	1151	13677	44.4	765	9813	48.2	1287	13958	49.4	775	9388	51.5	4014	47141	51.3
	651	11387	61.0	472	8082	67.8	721	9102	69.1	525	6815	70.1	2322	32170	66.9
LARCENY 19	314 176	1967 1780		90 94	1018 1192		130 119	1486 1363		115 111	1179 1016		437 473	5010 5183	

65. Where Sociologists Have Failed," October 1967, p. 2 (Editorial)

E-7377

NET CREW COMPLAINTS AND CLEARANCE REPORT

5th DIVISION

NORTH ATLANTIC REGION

PERIOD: 1960

Crew Classification	25th Pct. Title Clear.	25th Pct. Year to Date	25th Pct. Perc. Clear.	26th Pct. Title Hearings	26th Pct. Year to Date	26th Pct. Perc. Clear.	30th Pct. Title Hearings	30th Pct. Year to Date	30th Pct. Perc. Clear.	31th Pct. Title Hearings	31th Pct. Year to Date	31th Pct. Perc. Clear.	5 th Division Title Hearings	5 th Division Year to Date	5 th Division Perc. Clear.	
Steward Department	1	22	70.0	2	3	66.7	1	9	100.	1	2	100.	5	36	92.7	1960
	3	18	83.3				1	14	92.9		3	66.7	4	35	85.7	1959
Engine Department		9	100.								1	100.		4	100.	1960
																1959
Deck	7	57	85.4	2	3	66.7	3	20	85.0	1	19	95.0	6	102	94.8	1960
	5	53	90.6				3	24	84.1		4	75.0	9	102	72.2	1959
Galley	27	225	87.9	13	18	27.8	14	103	86.4	6	87	93.3	46	543	87.0	1960
	27	208	87.0				18	119	84.9		69	92.8	48	553	91.3	1959
Miscellaneous	34	173	80.3	18	28	35.7	15	103	85.4	13	120	88.3	80	823	91.6	1960
	34	151	83.4				15	101	78.4		114	88.6	82	844	91.6	1959
Deck	50	183	83.3	39	58	25.0	25	113	82.0	10	122	88.3	124	776	85.5	1960
	50	183	83.3				25	113	82.0		122	88.3	124	776	85.5	1959
Engine	39	169	85.3	61	95	36.0	24	120	82.0	21	122	82.8	129	776	84.9	1960
	39	169	85.3				24	120	82.0	21	122	82.8	129	776	84.9	1959
Steward	12	19	83.3	35	38	34.3	16	84	83.3	15	78	86.3	78	423	81.6	1960
	12	19	83.3				16	84	83.3	15	78	86.3	78	423	81.6	1959
Miscellaneous	43	322	85.6	51	9	33.3	28	138	85.4	5	69	93.3	38	524	72.2	1960
	43	322	85.6				28	138	85.2	5	69	93.3	38	524	72.2	1959
Total Black	265	1,284	85.2	334	288	35.0	148	844	84.4	106	1,004	88.7	1,028	6,027	84.2	1960
	265	1,284	85.2				148	844	84.4	106	1,004	88.7	1,028	6,027	84.2	1959
Total Deck	1,284	4,203	87.8	332	333	50.0	284	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1960
	1,284	4,203	87.8				284	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1959
Total Engine	1,284	4,203	87.8	49	65	25.0	32	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1960
	1,284	4,203	87.8				32	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1959
Total Steward	1,284	4,203	87.8	335	65	36.1	32	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1960
	1,284	4,203	87.8				32	1,679	86.3	82.8	1,286	88.4	2,284	13,233	83.2	1959
Total Other	1,284	4,203		49	335		32	1,679		82.8	1,286		2,284	13,233		1960
	1,284	4,203					32	1,679		82.8	1,286		2,284	13,233		1959

NOTE: 1. CLEARANCE RATE BASED ON VOTE TO DATE

E-13644

E-1365

GOVT EXHIBIT AL

DEFENDANTS EXHIBIT AL - HERBERT GANS - BIOGRAPHY & PUBLICATIONS

Biography and List of Publications - Herbert J. Gans

Place, Date of Birth:

Cologne, Germany; May 7, 1927, U.S. Citizen, 1945

Education:

Ph.B., The College, University of Chicago, 1947.
M.A., Social Sciences, University of Chicago, 1950. (Thesis: Political Participation in a Suburban New Town: Park Forest, Illinois.) Phi Beta Kappa, 1950.
Ph.D., Department of City Planning, University of Pennsylvania, 1957. (Dissertation: Recreation Planning for Leisure Behavior: A Goal-Oriented Approach.)

Professional and Academic Positions:

Research Assistant, American Society of Planning Officials, Chicago, 1950.
Assistant Planner, Chicago Housing Authority, 1950-1951.
Chief Research Planner, P.A.C.E. Associates, Chicago, 1951-1952.
Field Representative, Division of Slum Clearance, U.S. Housing and Home Finance Agency, Washington, 1952-1953.
Research Associate, Institute for Urban Studies, University of Pennsylvania, 1953-1957. Lecturer, Department of City Planning, 1956-1957.
Assistant Sociologist, Department of Psychiatry, Massachusetts General Hospital and Harvard Medical School, Boston. 1957-1958. (On leave from University of Pennsylvania.)
Assistant Professor of City Planning, Institute for Urban Studies and Department of City Planning, University of Pennsylvania, 1958-1961; Lecturer, Department of Sociology, 1958-1959; Research Associate Professor of City Planning and Urban Studies, 1961-1964
Associate Professor of Sociology and Education, Teachers College, Columbia University, 1964-1966; and Research Associate, Institute of Urban Studies, Teachers College, 1964-1965; Center for Urban Education, 1965-1966.
Senior Staff Sociologist, Center for Urban Education; and Adjunct Professor of Sociology and Education, Teachers College, Columbia University, 1966-1969.
Visiting Professor of Sociology, Columbia University, Spring 1969.
Professor of Sociology and Planning, Department of Urban Studies and Planning, M.I.T.; and Faculty Associate, M.I.T. - Harvard Joint Center for Urban Studies, 1969-1971.
Professor of Sociology, Department of Sociology, Columbia University, (Ford Foundation Chair) 1971- . Senior Research Associate, Center for Policy Research, 1971-

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Scholarly and Professional Offices:

American Sociological Association; Member, Council, 1968-1971.
Society for the Study of Social Problems; Chairman, Committee on Standards and Freedom of Research, Publication and Teaching, 1965-1966; Member, Executive Committee, 1968-1971.
Eastern Sociological Society; President Elect, 1971-1972; President, 1972-1973.
Sociological Research Association; Member, 1972- .
Planners for Equal Opportunity; Board Member, 1964-1965.
Architects Renewal Committee for Harlem; Board Member, 1965-1967.
Advisory Editor: Journal of the American Institute of Planners, 1965- . Library of Urban Affairs, 1965- ; Urban Life and Culture, 1971- ; Society (Trans-action), 1971- ; American Journal of Sociology, 1972- ; Public Opinion Quarterly, 1972- .
Transaction, Inc. Member, Board of Directors, 1970-

Research Grants:

Center for the Study of Leisure, University of Chicago, Summer 1957: "American Films and Television on British Screens."
National Institute of Mental Health, 1959-1960: "Characteristics and Aspirations of New Suburbanites" (Levittown study).
Annenberg School of Communications, University of Pennsylvania, 1960, for continuation of study: "American Films and Television on British Screens."
American Philosophical Society, 1961: "The Impact of Suburban Life on its Residents" (Levittown study).
Social Science Research Council, 1962: Levittown study.
Penjerdel (Pennsylvania-New Jersey-Delaware Metropolitan Project), 1962-1963: "The Origin and Development of a New Suburban Community" (Levittown study).
Urban Studies Center, Rutgers University, Senior Fellowship, Fall, 1963.
Bullitt Foundation, Seattle, 1964-1968: "The Shaping of Mass Media Content: An Analysis of the Creation and Decision-Making Processes in the Mass Media."
Ford Foundation, "Coverage of Social Issues in the News Media," 1969-1973.
National Endowment for the Humanities, "The Social Role of the News Media," 1973.

E-1367

Major Consultant Activities:

Conservation Study, Metropolitan Planning and Housing Council, Chicago, 1952.
American Council to Improve Our Neighborhoods, New York, 1954, 1956.
Social Planning Division, Puerto Rico Planning Board, 1958.
Jack Meltzer Associates, Planners, Chicago, 1959, 1962.
U.S. Outdoor Recreation Resources Review Commission, Washington, 1961.
Urban Renewal Project, Menninger Foundation, 1962.
Community Progress, Inc., New Haven, 1962.
Housing and Home Finance Agency (Advisory Committee to the Administrator), 1962.
Fifth Annual Ruberoid Design Competition (Member of Jury), 1963.
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3. "A Sociological Approach to Criticism in the Mass Media," presented to the Columbia University Seminar on Public Communications, May 19-4, pp. 8.

4. "Some Notes on the Social Aspects of New Town Planning," read at the Eighth Annual Conference, Organization of Cornell Planners, October 1964, pp. 4.

5. "Patterns of Decision-Making in the Mass Media," presented to the Columbia University Seminar on Public Communications, April 1965, pp. 8.

6. "The Shaping of Mass Media Content: Description of a Research Project," September 1965, pp. 25.

7. "Negro Family Life and Housing: A Proposal for New Federal Housing Programs," submitted to the Planning Session, White House Conference "To Fulfill These Rights," November 1965, pp. 7.

8. "The Shaping of Mass Media Content: A Study of the News," presented at the 1966 meeting of the American Sociological Association, pp. 16.

9. "Audience Preferences for 'Reality' or 'Fantasy' in Mass Media Fare," February 1967, pp. 8.

10. "Some Observations on the Causes of the Riots and Their Future Prevention," August 1967, pp. 13.

11. "Some Observations on Intervention and Its Strategies," presented to the H.U.D. Summer Study Conference, Berkeley, July 1968, pp. 21.

12. "The Functions and Structures of Planning in Wayne County: A Proposal," prepared for the Wayne County Planning Commission, October 1968, pp. 22.

13. "The City-Wide Consequences of Reducing the Welfare Rolls," prepared for the Social Scientists Committee on Public Welfare, May 1969, pp. 7.

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14. "Alternative Forms of Urban Living, Old and New," prepared for the Stratford Seminar on Civic Design, June 1969, pp. 6.

15. "Anger and Anxiety in the White Working Class: Some Hypotheses and Research Proposals," August 1969, pp. 12.

16. "The Family Assistance Plan and the Elimination of Inequality," prepared for the hearings on Welfare Reform of the Senate Finance Committee, October 1970, pp. 12.

17. "Some Observations and Proposals on the Role of Architecture in Today's America," presented to a conference on Architectural Education, Architecture League of New York, November 1971, pp. 23.

18. "Sociological and Attitude Research on Equality and Redistribution," prepared for the International Sociological Association Committee on Poverty, Social Welfare and Social Policy, December 1971, pp. 7.

19. "Community Involvement in American New Towns," prepared for the Nasher Company, April 1972, pp. 37.

20. "The Integration of Social Policy, Social Planning and Community Organization in Social Work," presented to a Columbia University School of Social Work Seminar, May 1972, pp. 33.

21. "Some Conceptual, Methodological, and Value Problems in the Historical Comparison of Cities," presented to a conference on the City in History, University of Michigan, January 1973, pp. 16.

22. "Equality, Society, and Sociology", the 1973 Presidential Address presented to the Eastern Sociological Society, April 14, 1973, pp. 25.

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DEFENDANTS EXHIBIT AM - CONTINUE CONSTITUTION APRIL 11, 1972

CONTINUE

Arthur C. Logan, M.D., Chairman

COMMITTEE OF NEIGHBORS TO INSURE A NORMAL URBAN ENVIRONMENT

A Statement of Principle and Purpose

CONTINUE is an organization that subscribes to the basic tenets of the West Side Urban Renewal Plan and its philosophic basis which aims at developing the kind of economic mix within a community that should lead to its revitalization and further growth. Specifically, we believe that the success of an inner city community, like the West Side Urban Renewal Area, requires integration of ethnic and economic groups on all levels and most particularly within high rise buildings. We see full low income housing only as an expedient solution to admittedly pressing problems; but as a solution with debilitating effects on the community at large including its low income residents. Experience has repeatedly shown that full public housing is antithetical to the development of meaningful integration as it fosters devisiveness, polarization and ghettoization within the community. This can only result in alienation between groups and deterioration of the community.

We are here in good faith. We have pledged ourselves, our families and our resources to support the concept of meaningful integration. We are not here with the presumptuousness and naivete of the "do gooder." We came here after the West Side Urban Renewal Plan was formulated or remained here because of it when we also had the luxury of mobility which afforded us the possibility of locating in other areas within and outside of the city. We are here now to work collaboratively towards solving mutual problems and realizing mutual goals.

9/24/70

[illegible] prescribe the powers and duties, except as herein otherwise provided, of a nominating committee, and such other committees as it shall deem appropriate.

5. The nominating committee shall present to the Board of Directors, which shall notify the membership at least sixty days before the annual meeting of the

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April 11, 1972

CONSTITUTION

OF

CONTINUE

ARTICLE I - NAME

The name of the Association is "Committee of Neighbors To Insure a Normal Urban Environment", known as CONTINUE.

ARTICLE II - PURPOSES

The purposes of this Association shall be to improve the civic, social, cultural and physical conditions in the community, and to foster development of adequate housing and community facilities and services.

ARTICLE III - MEMBERSHIP

1. Any person over 18 years of age may become a member of the Association upon signifying in writing his desire to be enrolled as a member, and upon paying such dues as are established by the Board of Directors.

2. The Board of Directors may establish classes of membership and schedules of dues.

ARTICLE IV - BOARD OF DIRECTORS AND OFFICERS

1. There shall be a Board of Directors of the Association, consisting of fifteen (15) members, each elected for a term of one year.

2. The Board shall elect, from among its members, from time to time, a Chairman, a Treasurer, and a Secretary, and such other officers the Board deems necessary, who shall be the officers of the Association, and who shall have the usual powers and duties of officers of unincorporated associations, and such other powers as may be given them by the Constitution, the Association, or the Board of Directors.

3. Except as otherwise provided by this Constitution or by action of the Association, the Board of Directors shall manage the affairs of the Association and shall have and exercise on behalf of the Association all of the rights, powers and duties of the Association other than the power to amend this Constitution and the power to dissolve the Association.

4. The Board of Directors shall appoint, designate the chairman of, and prescribe the powers and duties, except as herein otherwise provided, of a nominating committee, and such other committees as it shall deem appropriate.

5. The nominating committee shall present to the Board of Directors, which shall notify the membership at least sixty days before the annual meeting of the

Association, a list of candidates for the positions to be filled by election at such meeting.

6. Any fifteen members of the Association may present to the Board of Directors, in writing, at least thirty days before the annual meeting of the Association, a list of candidates for the positions to be filled by election at such meeting, and only such candidates together with the candidates proposed by the nominating committee may be nominated for election.

ARTICLE V - FISCAL YEAR AND DUES

1. The fiscal year of the Association shall be from April 1 to March 31.

2. The dues of the Association shall be fixed by the Board of Directors.

3. A member who has become a member during the last three months of the fiscal year shall not be obliged to pay dues for that year.

ARTICLE VI - FUNDS AND OTHER PROPERTY

1. The funds of the Association shall be deposited to theaccount of CONTINUE, and shall be disbursed by the treasurer as authorized or approved by the Board of Directors of the Association.

2. No member except an executive secretary appointed by the Board of Directors or corresponding secretaries appointed by the Board of Directors shall have any right to receive compensation from the Association.

3. No committee, officer or member of the Association shall have any authority to borrow money, make any contract or incur any indebtedness, obligation or liability in the name or on behalf of the Association, or in the name or on behalf of any member of the Association; provided, however, that nothing herein shall be construed to prohibit the expenditure of funds of the Association for appropriate purposes with the authority or approval of the Board of Directors.

ARTICLE VII - MEETINGS

1. The Association shall hold an annual meeting in each year on such day during the month of April, and at such hour and place as the Board of Directors shall determine, for the election of members of the Board of Directors, and the transaction of such other business as may come before the meeting.

2. The Association shall hold such other meetings at such times and places as the Board of Directors shall determine for the transaction of such business as may come before the meeting.

3. Upon written petition by not less than twenty-five members, the Board of Directors shall call a meeting of the Association within a reasonable time.

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4. All meetings of the Association shall be called by the Board of Directors on at least seven days' notice.

5. The Board of Directors shall meet at the call of the Chairman, or any three members of the Board of Directors, for the transaction of such business as may come before the meeting.

6. No action other than adjournment shall be taken at any meeting when a quorum is not present.

7. Twenty-five members of the Association shall constitute a quorum at any meeting thereof.

8. Five members of the Board of Directors shall constitute a quorum at any meeting thereof.

9. Each member of the Association shall have one vote, which must be cast by him in person, except as otherwise provided herein, and except that the Board of Directors may authorize a vote by mail ballot (1) for an election at the annual meeting, and (2) on resolutions to be presented at any meeting of the Association, provided that such resolutions have been set forth in the notice of meeting. Mail ballots shall be valid only if actually received by the secretary of the Association or such other person designated by the Board of Directors prior to the day of the meeting.

10. Any matter submitted to a vote at any meeting of the Association or the Board of Directors shall be determined in accordance with the votes of a majority of the persons authorized to vote.

11. An election shall be by ballot, unless a majority of the members present shall otherwise determine.

12. Any meeting may be adjourned to such time and place as may be determined by vote of a majority of the members present and voting, regardless of the presence of a quorum, and may be held at such time and place without further notice.

ARTICLE VIII - DISSOLUTION

The Association may be dissolved by vote, in person, or by written proxy, of two-thirds of the members present in person or by written proxy at any duly convened meeting, at which a quorum is present in person or by written proxy, provided that the substance of the proposal with respect to dissolution shall have been set forth in the notice of the meeting.

ARTICLE IX - AMENDMENTS

This Constitution may be amended by vote, in person or by written proxy, of two-thirds of the members present in person or by written proxy at any duly convened meeting, at which a quorum is present in person or by written proxy, provided that the substance of the proposed amendment shall have been set forth in the notice of the meeting.